



Canterview, Rowley Drive, Newmarket, Suffolk

Pocock + Shaw

12 Canterview
Rowley Drive
Newmarket
Suffolk
Cb8 0JA

A superbly presented 2 bedroom modern duplex apartment close to the town centre, featuring a stunning open-plan kitchen/living/dining area, balcony with far-reaching views, allocated parking and no onward chain.

Viewing highly recommended.

Guide Price: £200,000



An exceptional and superbly presented two bedroom duplex apartment, forming part of an attractive purpose-built development in a convenient position close to the town centre.

A particular feature of the property is the impressive open-plan kitchen/living/dining area, creating a bright and contemporary space ideal for both everyday living and entertaining. Patio doors open onto a private balcony enjoying views towards Newmarket and the neighbouring school playing fields.

The accommodation offers two well-proportioned bedrooms, including an impressive principal bedroom with separate dressing area, together with a modern fitted bathroom.

Outside, the development benefits from low-maintenance communal gardens and the property has the additional advantage of one allocated parking space.

Offered for sale with no onward chain, this stylish apartment combines modern accommodation, excellent views and a highly convenient location. Viewing is highly recommended.

Location Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Entrance Hall With part glazed entrance door, stairs leading to the first floor with under stair storage area, cupboard housing pressurised hot water cylinder.

Kitchen/Living/Dining Room 5.40m (17'9") x 4.34m (14'3")

With 1 1/4 bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and tiled splashbacks, integrated stainless steel oven and grill with 4 ring hob and stainless steel extractor good over, plumbing for washing machine, window to the side, tiled flooring to the kitchen area and carpet to the living area, recessed ceiling spotlights, night storage heater, galleried area with views up to the top floor, pair of windows and a double glazed sliding door leading to the balcony.

BALCONY With views over the playing field.

Bedroom 2 2.62m (8'7") x 2.19m (7'2")

With a window to the front, electric storage heater.

Bathroom Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, electric fan heater, extractor fan, shaver point and light, window to the side, tiled flooring.

First Floor Landing

Master Bedroom 7.57m (24'10") including galleried area reducing to 5.80m (19'2") x 4.34m (14'3")

With night storage heater, Velux window to the rear aspect and 2 Velux windows to the front aspect with remote controlled blinds, dressing area with shelving and wardrobe space.

Outside

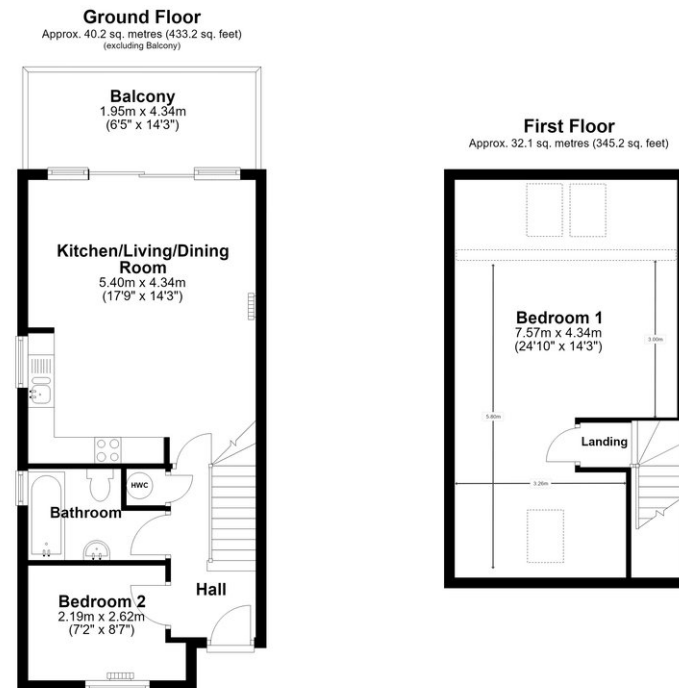
The property is attractively situated in an elevated position with views over Newmarket and school playing fields. The approach to the property is via a blocked paved driveway with allocated parking spaces and an outside light.

To the rear of the building is a low maintenance elevated garden with astro turf lawn effect, outside lighting and a metal staircase leading up to the first and second floor apartments.



Tenure & Services The property is leasehold, however each leaseholder owns a share in the company that owns the freehold title. The leaseholders therefore run their own management company that oversees the maintenance including buildings insurance, communal gardening, cleaning and lighting. The lease is for 999 years starting in 2005. The service charge is set on an annual basis and is currently £840 a year. Services, Mains water, drainage and electricity are connected. Council Tax Band: C West Suffolk District Council £2090 pa. The property is in a conservation area and has a low flood risk. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 80Mbps. Mobile phone coverage by the four major carriers available. EPC: D

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 72.3 sq. metres (778.3 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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