

Flat 5, Ashbourne Court, All Saints Road,
Newmarket, Suffolk

Pocock + Shaw

Flat 5
Ashbourne Court
All Saints Road
Newmarket
SuffolkCB8 8GH

Ashbourne Court is an attractive gated development of modern apartments located within walking distance of the town centre and the nearby Warren Hill horse racing gallops. Flat 5 is a superbly presented 2 bedroom second floor apartment comprising a generous open plan living room/dining room, a fitted kitchen, 2 bedrooms and a modern bathroom. Features include a secure entry system to the building, a gated courtyard area with landscaped planting and an allocated covered parking space and NO CHAIN.

Guide Price £180,000









Newmarket 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.

Accommodation

Entrance hall with a security intercom phone allowing for remote access to the main entrance door to the building, built in cupboard, wood effect flooring.

Living room/ dining room a generously proportioned room with a part sloping ceiling and an opening leading to the kitchen.

Kitchen with a range of modern fitted base and wall mounted units, sink and drainer , integrated oven and grill with 4 ring ceramic hob and extractor hood over, tiled flooring and part sloping ceilings.

Bedroom 1 with fitted wardrobes and part sloping ceilings.

Bedroom 2 with part sloping ceilings.

Bathroom with a modern white suite with a bath with mixer tap and shower over, hand basin and low level WC, tiled flooring and part tiled walls.

Outside

The property forms part of a gated development of 19 apartments located within walking distance of the High Street and local town amenities.

The entrance to the apartment is from the Vicarage Road side with attractive railings and a path leading to a secure entrance door providing access to just 6 of the apartments.

A communal hallway and stairwell leads up 2 floors to the apartment .

At the rear of the building is a secure parking area with a key code gated pedestrian access and a pair of electronically controlled gates providing vehicular access from the All Saints Road side. Once inside the rear courtyard and parking area a dedicated covered parking space is located under apartment number 18.

Services and tenure

Tenure The property is leasehold with ownership of a share of the freehold property and a recently extended lease of 999 years from 2025. The service charges agreed for 2025 is £1100.00 per annum.

Services
Mains water, drainage and electricity are connected.
The property is not in a conservation area and is in a low flood risk area.
The property has a registered title.
Internet connection, basic: 15Mbps, Ultrafast: 67Mbps.
Mobile phone coverage by the four major carriers available.
EPC: C

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

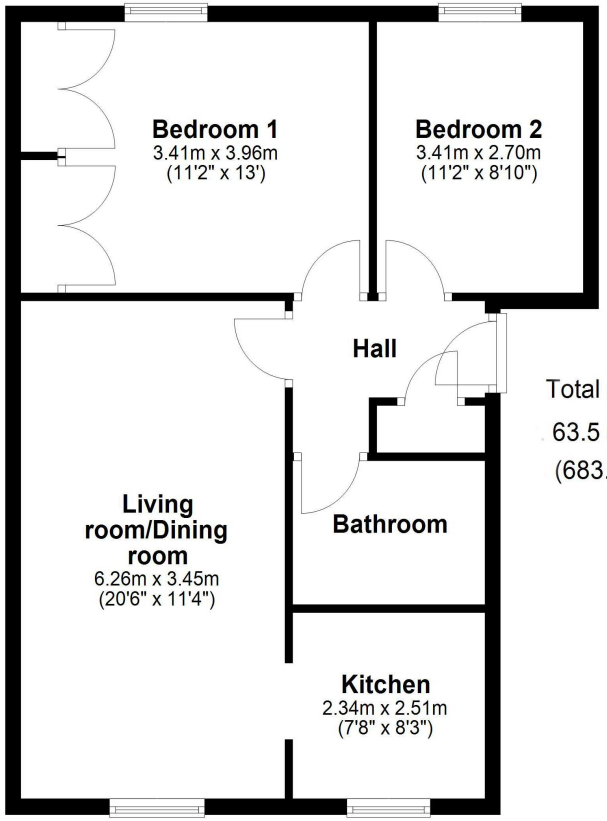












Total area: approx.
63.5 sq. metres
(683.7 sq. feet)







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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