



DAVID
BURR

**Flat 7 Graham House,
Newmarket**

Flat 7 Graham House, Birdcage Walk, Newmarket, Suffolk, CB8 0NE

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A spacious and well-presented two bedroom apartment situated within walking distance of town within a popular development. The property offers an entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. Externally enjoying stunning communal gardens with an allocated garage and parking space.

A spacious two bedroom flat in Newmarket with beautiful gardens.

Outside

ENTRANCE HALL Offering access through to:

SITTING / DINING ROOM Window to rear aspect, an atrium ceiling which allows natural light to flood in.

KITCHEN Fitted units with worktops over and an inset double sink and drainer. An integrated cooker and hob with space for further appliances. Window to rear aspect.

BEDROOM 1 Two windows to side aspect and a fitted wardrobe.

BEDROOM 2 Two windows to side aspect.

BATHROOM Extensively tiled with a wash hand basin, WC and a bath with a shower over.

The property enjoys stunning communal gardens which is predominantly lawned with a paved terrace, a number of mature flower beds and a wonderful selection of shrubs, trees and plants throughout. There is an allocated garage and parking space with the property.

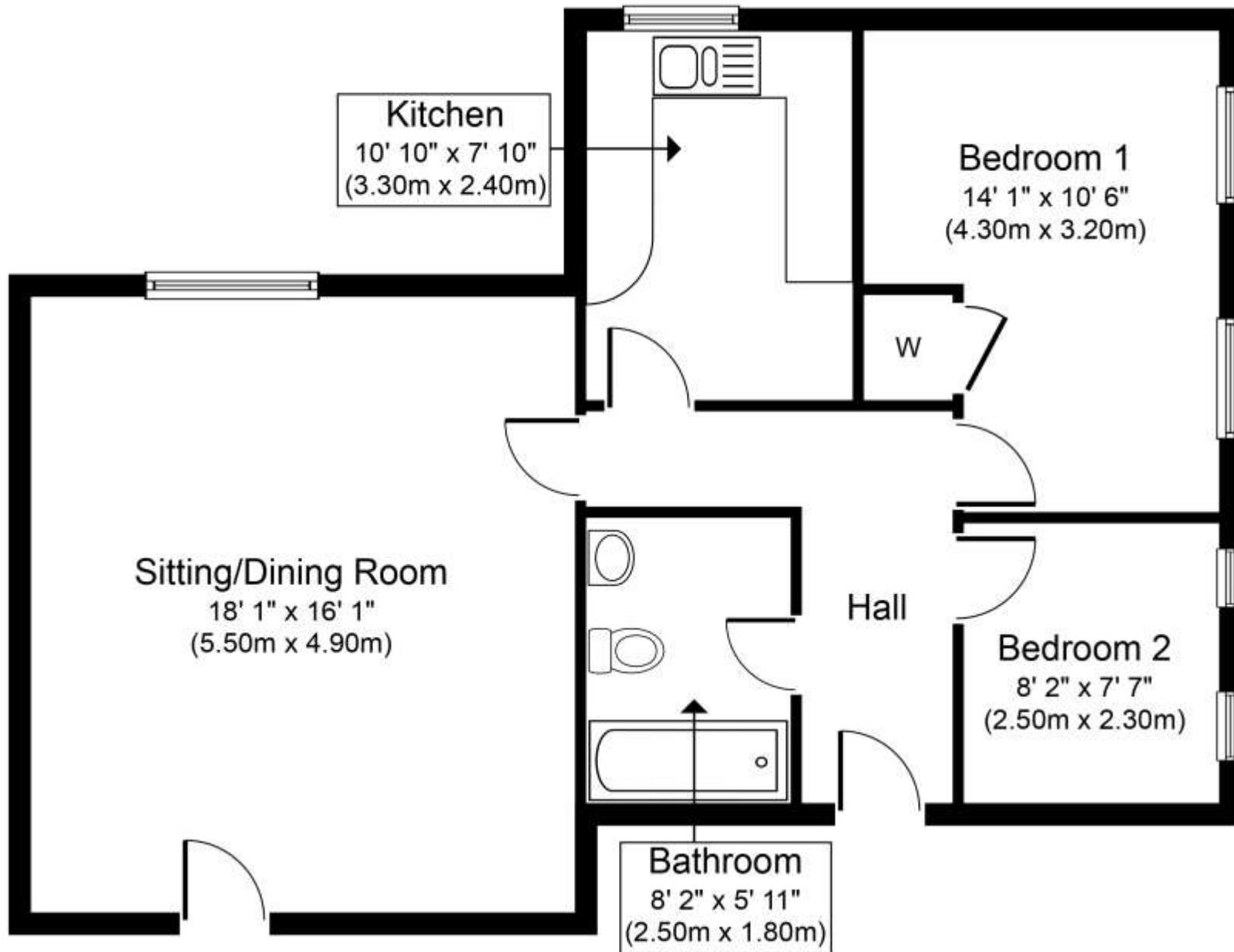
SERVICES: Gas fired central heating. Mains gas, water, electricity and drainage. **NOTE:** None of these have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council

EPC RATING: E

VIEWING: Strictly by prior appointment only through DAVID BURR.

AGENTS NOTES: The property is held on a leasehold basis with a virtual freehold term of 976 years remaining. The freeholder is The Graham (Newmarket) Management Company Ltd and each flat owns a share of the freehold. The service charge is estimated at £2,400 per annum.



Approximate Floor Area
718 sq. ft.
(66.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

