



37 The Maltings
Newmarket

**DAVID
BURR**

37 The Maltings, Newmarket, Suffolk, CB8 7FP

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 and some of the finest racing in the world is seen on Newmarket's two racecourses. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities.

An immaculately presented two bedroom first floor apartment located moments from the town centre. The property boasts spacious accommodation throughout comprising entrance hall, kitchen/dining room, two sizeable bedrooms, the master of which enjoys an en-suite shower room and a family bathroom. Further benefitting from an allocated parking space within the parking area and a balcony leading off the sitting room.

A spacious and modern apartment within close proximity to the town centre.

Entrance into:

ENTRANCE HALL With intercom system and built in storage cupboard.

KITCHEN/DINING ROOM The kitchen area enjoys base and eye level kitchen units with worktops over and a breakfast bar between the kitchen and the sitting room. Integrated appliances include fridge freezer, dishwasher, washing machine, oven and hob. With windows to front and rear aspect and a door leading to the **BALCONY**.

MASTER BEDROOM With two windows to front aspect and built in wardrobes. **EN-SUITE** extensively tiled with a shower cubicle, WC, wash hand basin and window to front aspect.

BEDROOM 2 With window to front aspect.

FAMILY BATHROOM Extensively tiled with wash hand basin, bath, WC and heated towel rail.

Outside

Benefitting from an allocated parking space within the parking area and a balcony leading off the sitting room.

SERVICES: Gas central heating, main water and electricity.

NOTE: None of these services have been tested by the agent.

EPC Rating:

LOCAL AUTHORITY: Forest Heath District Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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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.
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