



15 The Maltings
Newmarket

DAVID
BURR



15 The Maltings Brewers Lane, 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 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

An abundantly impressive, characterful and well-presented three-bedroom top floor apartment in the charming and vastly impressive Malt House building within The Maltings in Newmarket. The stylish and spacious accommodation that measures in excess of 1,300 sq.ft offers an entrance hall, large open plan kitchen/dining/sitting room, three double sized bedrooms and two bathrooms, one of which being an ensuite. The property offers allocated parking as well as visitors spots.

A flawlessly presented and deceptively spacious three-bedroom apartment just moments from the town's centre.

ENTRANCE HALL With two fitted cupboards.

KITCHEN / DINING / SITTING ROOM A large and open-plan space with an exposed brick feature wall and a partially vaulted ceiling. A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include a fridge-freezer, oven, hob, washing machine and dishwasher. Ample dining space, windows to rear aspect and a large seating area.

MASTER BEDROOM Window to rear aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and an LED lit mirror.

BEDROOM 2 Window to front aspect and a further Velux window.

BATHROOM Extensively tiled with a bath, vanity sink unit, heated towel rail, bath and WC.

BEDROOM 3 Mezzanine above the sitting room with a window to rear aspect and ample eaves storage.

SERVICES Gas fired central underfloor heating. Mains water, gas, electricity and drainage. Solar panels. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

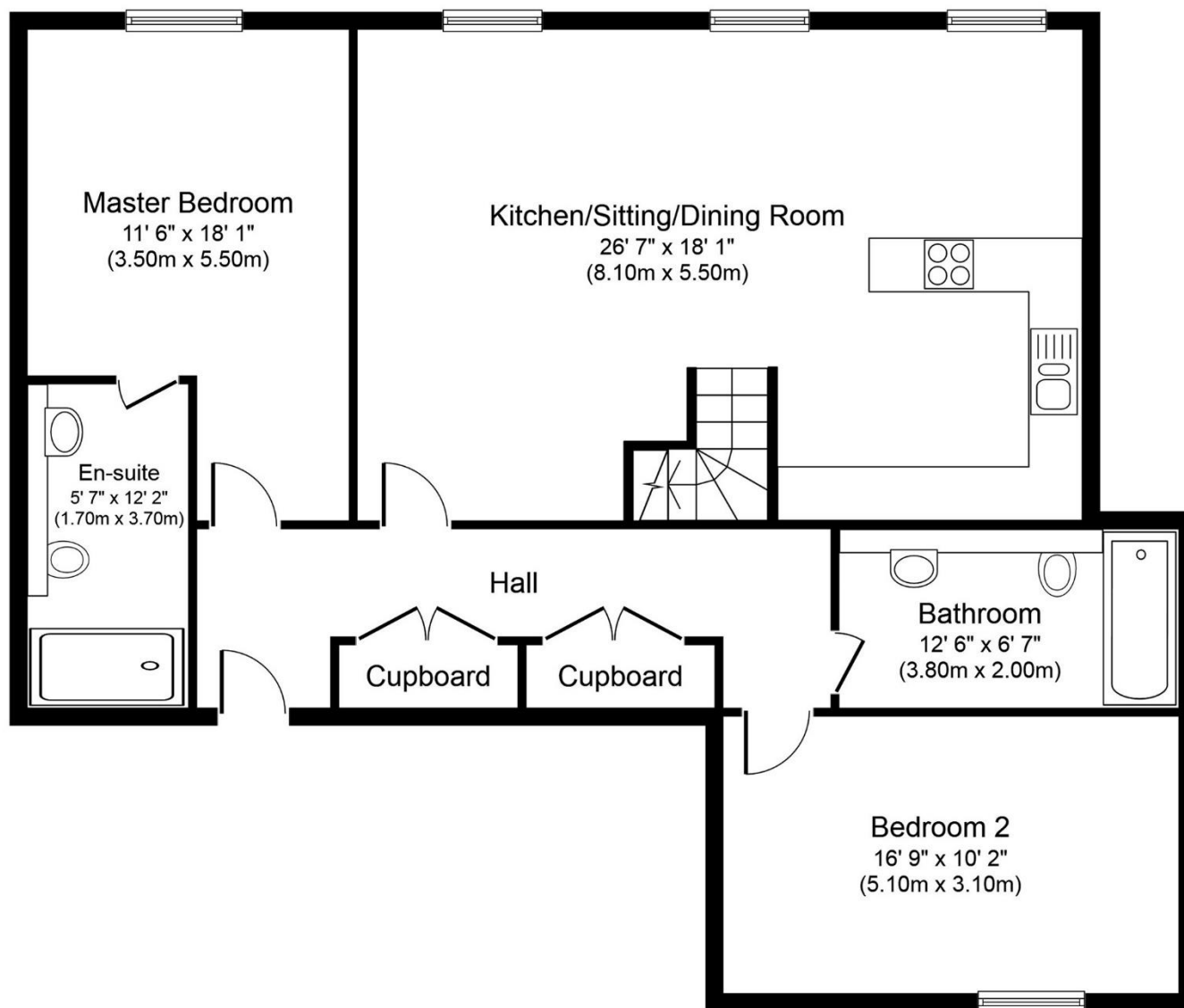
COUNCIL TAX BAND D.

TENURE Leasehold with approximately 124 years remaining on the lease. The service charge is approximately £200 per month with the ground rent being estimated at £150 per year.

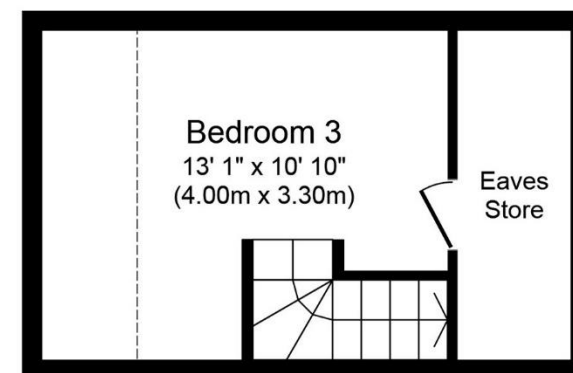
WHAT3WORDS fruity.encourage.admire

EPC B.

VIEWING by prior appointment only through David Burr estate agents.



Ground Floor
Approximate Floor Area
1,166 sq. ft.
(108.3 sq. m.)



First Floor
Approximate Floor Area
188 sq. ft.
(17.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

