

DAVID BURR

29 The Severals,
Newmarket









29 The Severals, Bury Road, Newmarket, CB8 7YN

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.

Extending to just over 1,000 sq ft, the apartment offers particularly spacious and stylish accommodation, centred around an impressive open-plan kitchen, dining and sitting room, complemented by two generous double bedrooms, including a superb principal bedroom with luxurious en-suite shower room. Further benefits include a contemporary family bathroom, electric underfloor heating throughout, allocated parking, intercom entry and access to the residents' leisure suite and gym.

A beautifully refurbished two-bedroom first-floor apartment in an exclusive gated development, enjoying stunning views across The Severals and Newmarket's famous training grounds.

Ground Floor

ENTRANCE HALL A spacious and welcoming entrance hallway with engineered oak flooring, electric underfloor heating, intercom entry system and access to all principal rooms. There are two useful storage cupboards, one incorporating the pressurised hot water cylinder, washing machine plumbing, shelving and electrical consumer units, with a further cupboard providing useful coat and shoe storage. There is also loft access, a smoke alarm and recessed ceiling spotlights.

OPEN PLAN KITCHEN / DINING / SITTING ROOM A particularly impressive and generous open-plan living space, beautifully presented with engineered oak flooring, electric underfloor heating and recessed ceiling spotlights. A feature bio-ethanol fireplace provides an attractive focal point, whilst the wonderful windows frame far-reaching views across The Severals and the surrounding training grounds. The stylish, recently refitted kitchen is fitted with an extensive range of contemporary high-gloss wall and base units, complemented by quartz work surfaces and a breakfast bar. Integrated appliances include a Neff induction hob with pop-up extractor, Neff double eye-level oven incorporating a combination microwave, Neff dishwasher and full-height fridge/freezer. Further features include a stainless-steel sink with mixer tap and recessed lighting.

BEDROOM 2 A generous double bedroom with fitted double wardrobe and window overlooking the communal gardens and The Severals training ground.

PRINCIPAL BEDROOM A superbly proportioned double bedroom with a wonderful outlook across The Severals training ground and Newmarket's famous gallops, together with access to the en-suite shower room.

EN-SUITE SHOWER ROOM Luxuriously appointed with a spacious walk-in double shower featuring a glass screen, rainfall showerhead and separate shower attachment. There is a contemporary double wash basin with mixer tap and vanity storage beneath, low-level WC, fully tiled flooring and part-tiled walls, chrome heated towel rail and recessed ceiling spotlights.

FAMILY BATHROOM Beautifully appointed with a freestanding Heritage bath featuring digital controls and shower attachment, contemporary wash basin with mixer taps and vanity storage beneath, low-level WC, tiled flooring, part-tiled walls, chrome heated towel rail and extractor fan.

Outside

The Severals is an exclusive, secure gated development, accessed via electronically operated entrance gates, with video entry systems and intercom access to the individual apartments. The development enjoys beautifully maintained communal grounds, a communal covered barbecue area and allocated residents' parking. Residents also benefit from access to an on-site leisure suite incorporating a gym. A caretaker attends the development five days a week and a defibrillator is available on site.

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SERVICES Underfloor heating. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,830.42 per annum)

EPC C.

TENURE Leasehold.

LENGTH OF LEASE 999 years from 1 January 2000.

ANNUAL GROUND RENT £200

ANNUAL SERVICE CHARGE £4,229

SERVICE CHARGE REVIEW PERIOD Annually

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 57 mbps download, up to 13 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS standard.audibly.clincher

VIEWING Strictly by prior appointment only through DAVID BURR.

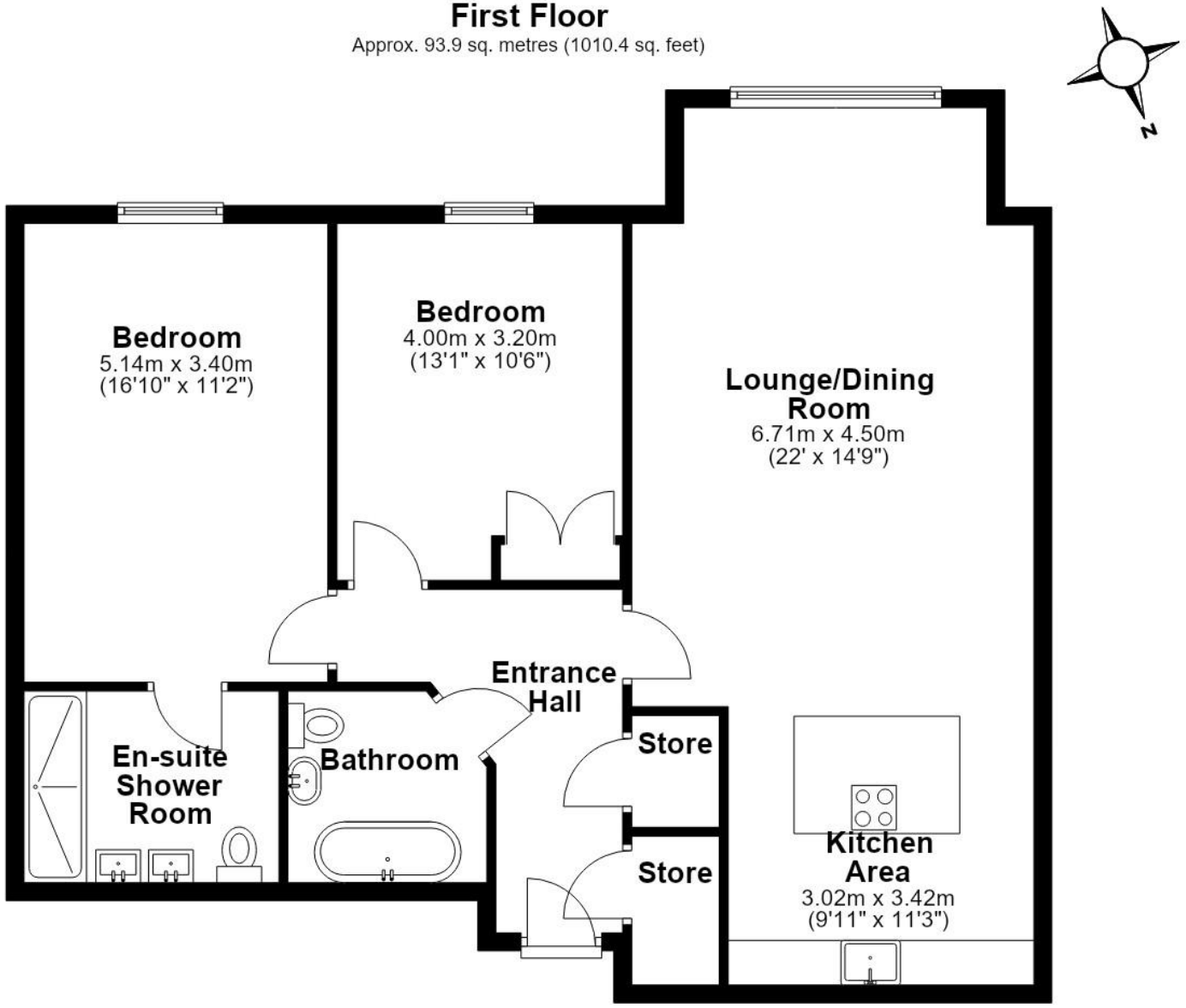
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First Floor

Approx. 93.9 sq. metres (1010.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.4 sq. feet)

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