



Hillside, Heath Road. Newmarket

Pocock + Shaw

34 Hillside
Heath Road
Newmarket
Suffolk' CB8 8AY

A bright and airy one bedroom first floor apartment located in a well regarded over 55's development, forming part of a period stable conversion and attractively situated in grounds adjoining The Gallops.

Benefiting from a sitting room, fitted kitchen, bathroom and double bedroom, with a gas fired central heating system, part uPVC double glazing and 24/7 warden cover. EPC: D

Guide Price £99,995



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.

Hillside is set in a superb position along a private road immediately adjoining Warren Hill racehorse training grounds just over three quarters of a mile from the town centre. The development forms a converted former period house, converted coach house and a modern block of apartments. Number 34 is part of the converted coach house building, on the first floor with fabulous views over the communal gardens and nearby Warren Hill.

These retirement apartments enjoy the use of a live in warden and it is a requirement of the lease that owners must be retired and over the age of 55.

The accommodation with approximate room sizes comprises of a front entrance door leading to: Communal landing accessed via an internal shallow staircase to the first floor.

Entrance Hall

With an entrance door, carpet flooring, two built in storage cupboards.

Sitting Room 4.84m (15'11") x 3.11m (10'2")

With a window to rear aspect, radiator, TV point, emergency pull cord.

Kitchen 3.07m (10'1") x 1.72m (5'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with stainless steel taps and tiled splashbacks, space for free-standing oven, extractor hood over, space and plumbing for washing machine, wall mounted gas radiator boiler serving heating system and domestic hot water with heating timer control, window to rear aspect, radiator.

Inner Hallway

With a window to the front aspect.

Bedroom 3.66m (12') x 2.78m (9'1")

With a window to side, skylight, fitted built in wardrobe, fitted carpet, access to loft space, radiator.

Bathroom

Fitted with three piece suite comprising bath with hand shower attachment and glass screen, pedestal wash hand basin with mixer tap, tiled surround, shaver point and shaver light and low-level WC, window to side, radiator.

Outside

The shingled parking area is situated to the side of the development past the main house beside Warren Gallops. The property stands in delightful landscaped and well maintained gardens laid mainly to lawn, with paved pathways, edged by shrub and flower borders and an array of mature trees.



Agents Note

All properties within the development benefit from the inclusion of an annual boiler service/gas safety inspection and buildings insurance within the quarterly service charge of £790.

Ground rent is approx: £250pa.

The property is leasehold granted in 1987 with approx. 89 years remaining.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.
The property is in a no flood risk area.

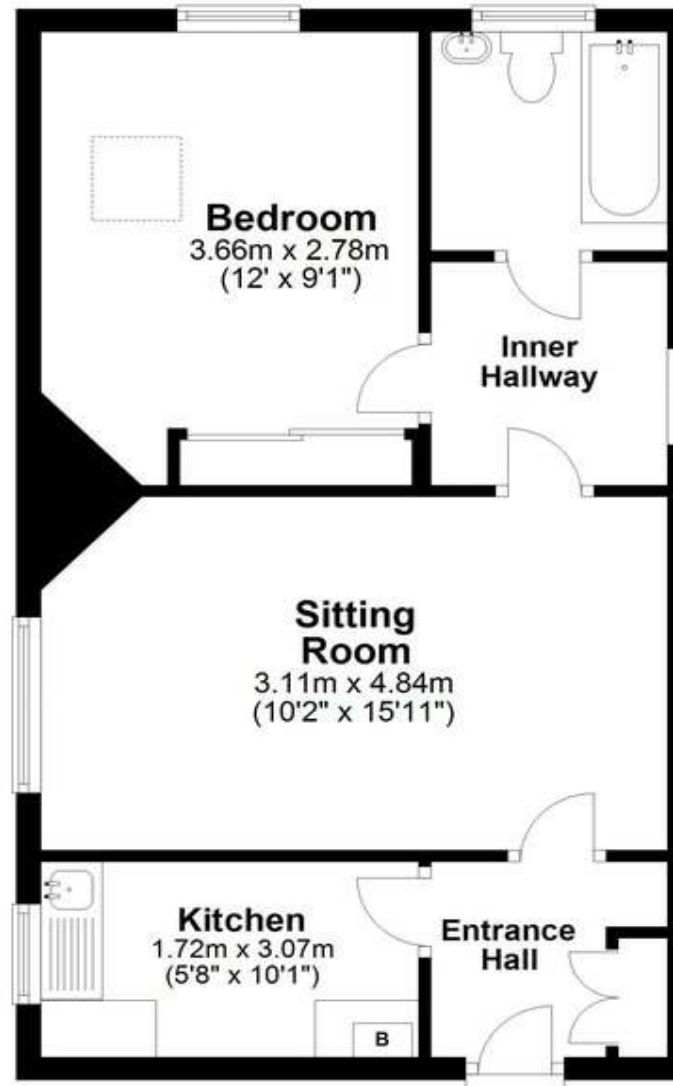
Council Tax Band:A

Forest Heath District Council.

Viewing: Strictly by prior arrangement with Pocock + Shaw. KS

Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

