

5-6 FAIRLAWNS

NEWMARKET, SUFFOLK

JACKSON-STOPS

5-6 FAIRLAWNS
NEWMARKET, SUFFOLK, CB8 9JS

TOTAL APPROX. FLOOR AREA 2,148 SQ FT / 199.5 SQ M

A DECEPTIVELY SPACIOUS SECOND FLOOR APARTMENT LOCATED WITHIN THIS SOUGHT AFTER GATED DEVELOPMENT WITHIN WALKING DISTANCE OF THE HIGH STREET, TRAIN STATION, TWO RACESCOURSES AND TATTERSALLS ROOMS



DISTANCE

BURY ST EDMUNDS 15 MILES
CAMBRIDGE 21 MILES
STANSTED AIRPORT 33 MILES
LONDON 66 MILES

ACCOMMODATION

- Communal Entrance Hall
- Entrance Hall
- Sitting Room with Balcony
- Dining Room with Balcony
- Kitchen/Breakfast Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5/Dressing Room
- Bathroom 1
- Bathroom 2

OUTSIDE

- Allocated Parking Spaces
- Visitors Parking
- Communal Landscaped Gardens



THE PROPERTY

5-6 Fairlawns is a well situated second floor apartment located at the top of the High Street and within walking distance of the train station, Tattersalls Sales Room, Racecourses and offering a good investment.

The building has a **communal entrance hall** with stairs to the second floor. The welcoming triple aspect **entrance hall** has windows to the front and sides, stairs to the apartment and storage cupboards. The spacious **dining room** has windows to the front and side, double doors to the balcony, storage cupboards and a built-in bookshelf. The impressive double aspect **sitting room** has windows to the front and side, double doors to the balcony and airing cupboard. The **kitchen/breakfast room** has windows to the front and side, base and eye level units, worktops, shelving, stainless steel sink with waste disposal unit and drainer, breakfast bar, integrated appliances including two gas hobs, two induction hobs, two ovens, grill, fridge and freezer and tiled floor. **Bedroom 1** has a window to the side. **Bedroom 2** has a window to the rear and built-in wardrobes. **Bedroom 3** has a window to the rear and built-in wardrobes. **Bedroom 4** has a window to the rear and a built-in wardrobe. **Bedroom 5/dressing room** has a window to the rear, walk-in wardrobe, shelving and storage. **Bathroom 1** has a wash basin with vanity unit below, w/c, bidet, bath with shower over and tiled surround, heated towel rail, shelving and access to the loft space. **Bathroom 2** has a frosted window to the rear, wash basin with vanity unit below, w/c, bidet, bath with shower over and tiled surround, heated towel rail and access to the loft space.







OUTSIDE

The property is approached through black electric gates with **allocated parking** for two cars, visitor parking and charming communal landscaped gardens.











LOCATION

5-6 Fairlawns is set in a sought after town location within walking distance of the High Street, Train Station, Racecourses and Tattersalls Sales Rooms. Newmarket is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on The Rowley Mile and The July Course. The town provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 40 minutes' drive.







DIRECTIONS CB8 9JS

From the clock tower roundabout proceed up Newmarket High Street, turning left into Dullingham Road and then left again into Fairlawns. The gated entrance to the property is located to the left hand side.

PROPERTY SERVICES

SERVICES: Mains water, gas, electricity and drainage. Gas central heating to radiators.

TENURE: The property has a Share of the Freehold

COUNCIL TAX: Band E
Current annual charge: £2,874.02

SERVICE CHARGE: £2,500 per annum

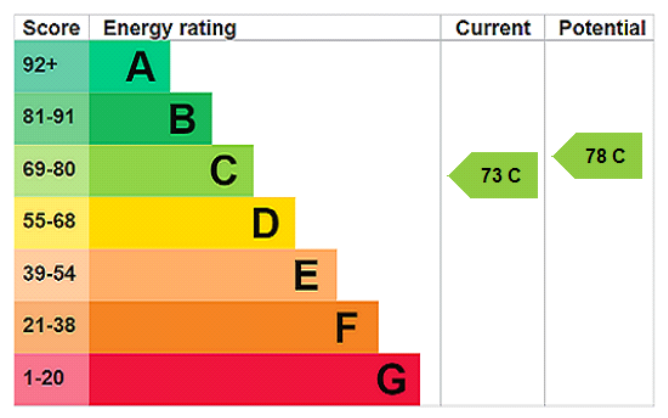
LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

VIEWING: Strictly by appointment only through sole agent: Jackson -Stops – 01638 662231

BROADBAND SPEED: Ofcom states speed available up to 1000 mbps

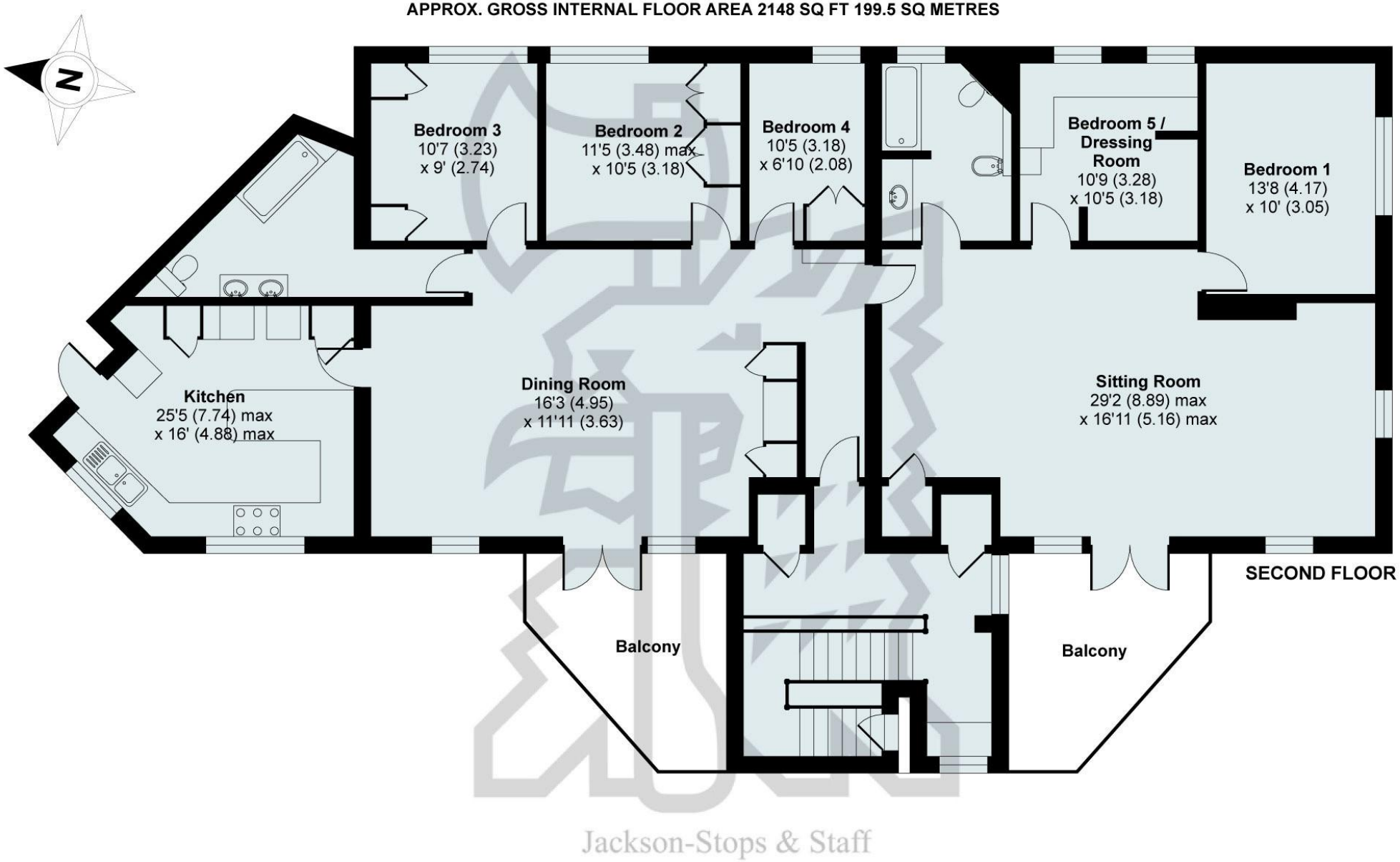
MOBILE SIGNAL/COVERAGE: Yes

What3Words: typed.begins.argued



5-6 Fairlawns, Newmarket

APPROX. GROSS INTERNAL FLOOR AREA 2148 SQ FT 199.5 SQ METRES



Jackson-Stops & Staff

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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