

8 CECIL LODGE

NEWMARKET, SUFFOLK

JACKSON-STOPS

8 CECIL LODGE
FALMOUTH AVENUE, NEWMARKET, SUFFOLK, CB8 0GZ

TOTAL APPROX. FLOOR AREA 1,270 SQ FT / 117.9 SQ M

A WELL PRESENTED SPLIT LEVEL SECOND FLOOR APARTMENT WITH PARKING IN A SOUGHT AFTER TOWN LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND ROWLEY MILE RACECOURSE



DISTANCE

CAMBRIDGE 14 MILES
BURY ST EDMUNDS 16 MILES
STANSTED AIRPORT 34 MILES
LONDON 65 MILES

GROUND FLOOR

- Communal Entrance Hall

SECOND FLOOR

- Reception Hall
- Kitchen/Dining Room
- Sitting Room
- Family Bathroom
- Bedroom 1 with En-Suite Shower room
- Bedroom 2

THIRD FLOOR

- Landing
- Bedroom 3 with En-Suite Shower Room

OUTSIDE

- Two Allocated Parking Spaces and Visitors Parking
- Bike and Refuse Store



THE PROPERTY

8 Cecil Lodge is a well presented split level second floor apartment in a sought after location within walking distance of the town centre and Rowley Mile Racecourse. This apartment has brick elevations under a tiled roof, with light and spacious accommodation extending to 1,270 sq ft with sash windows and double glazing throughout.

The building has a **communal entrance hall.** The welcoming **reception hall** has windows to the side and rear, stairs to the upper floor, understairs storage, store cupboard and recessed ceiling downlights. **Bedroom 1** has windows to the side and recessed ceiling downlights. The **en-suite shower room** has a pedestal wash basin, w/c, tiled walk-in shower cubicle, extractor fan, recessed ceiling down lights and tiled floor. **Bedroom 2** has a window to the side. The **kitchen/dining room** has windows to the side, base and eye level units, worktops, stainless steel sink with drainer, integrated appliances including a four ring induction hob with extractor hood above, oven/grill, dishwasher, washing machine, fridge/freezer, steps down to the sitting room, recessed ceiling downlights and tiled effect floor. The double aspect **sitting room** has windows to the side and rear, vaulted ceilings and recessed ceiling downlights. The **family bathroom** has a frosted window to the side, pedestal wash basin, w/c, bath with shower over, extractor fan, recessed ceiling down lights and tiled floor. On the upper floor the **landing** has a window to the side. **Bedroom 3** has a window to the rear and recessed ceiling downlights. The **en-suite shower room** has a pedestal wash basin, w/c, tiled walk-in shower cubicle, extractor fan, recessed ceiling down lights and tiled floor.





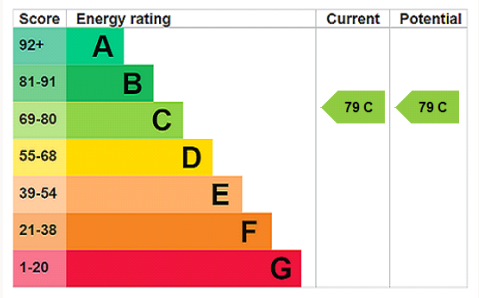


OUTSIDE

Security to the site is provided by a gate entry system which links to the individual apartments, with **two allocated parking spaces and visitors parking**. There is a communal bike and refuse store and extensive lighting to the development.

LOCATION

8 Cecil Lodge is set in a quiet town location along Falmouth Avenue, a private road, yet within a short walk of Newmarket High Street and the Rowley Mile Racecourse. 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 0GZ

From the Clock Tower in Newmarket proceed down Newmarket High Street until you reach the Shell Garage at the far end of the town. Turn right into Birdcage Walk and then take the first right into Falmouth Avenue, where Cecil Lodge is located directly ahead.

PROPERTY INFORMATION

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

TENURE: The property is leasehold with the remainder of a 979-year lease.

SERVICE CHARGE AND GROUND RENT:
The service charge is £2,778.24 pa
There is a reserve fund charge of £557.28 pa
Ground rent £100 pa

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

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBLIE SIGNAL/COVERAGE: Yes

What3words: ///paintings.improving.vegetable

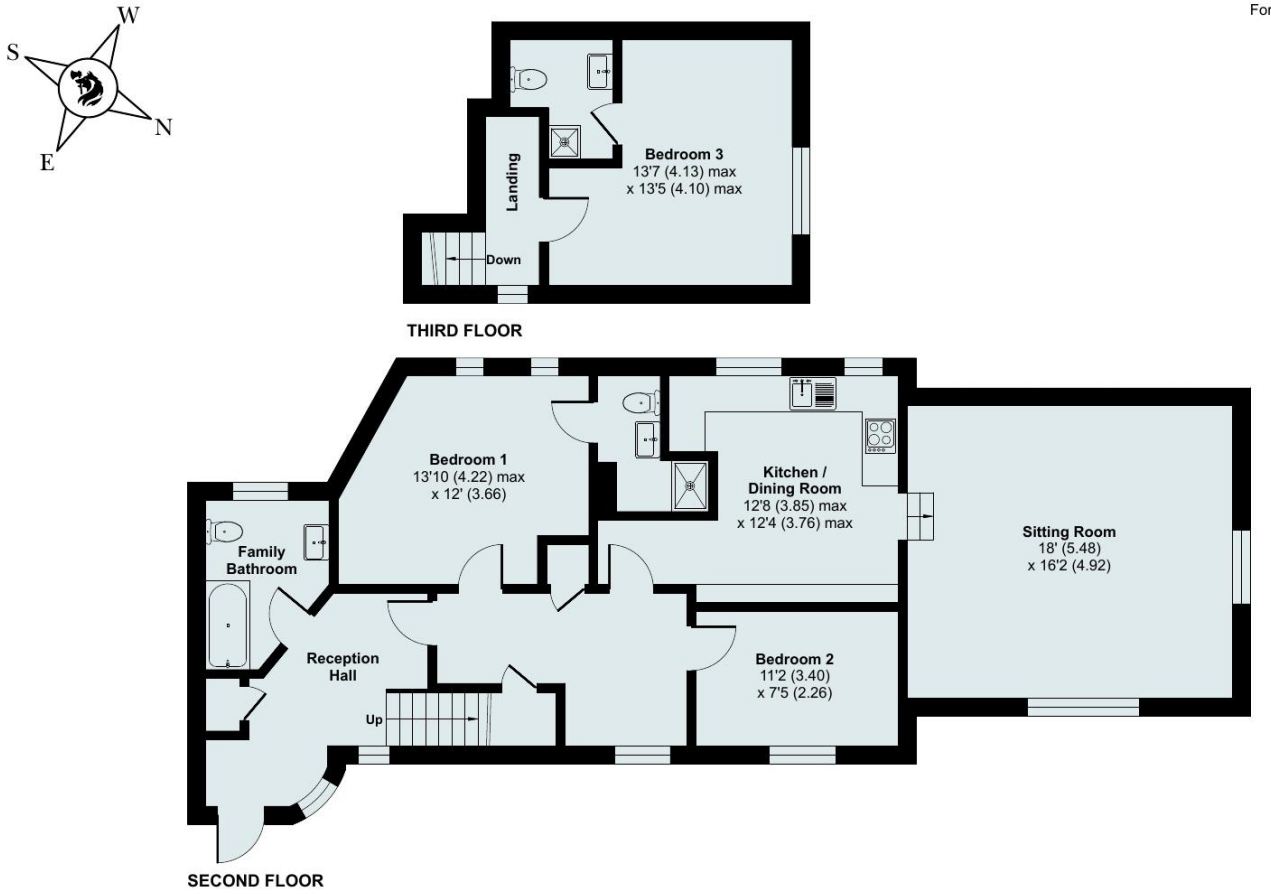
VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231
Email: newmarket@jackson-stops.co.uk

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.

8 Cecil Lodge, Falmouth Avenue, Newmarket

Approximate Area = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Jackson-Stops. REF: 1469472

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