

1 WOLVERTON LODGE

NEWMARKET, SUFFOLK

JACKSON-STOPS

1 WOLVERTON LODGE
NEWMARKET, SUFFOLK, CB8 9AH

TOTAL APPROX. FLOOR AREA 1,408 SQ FT / 130.8 SQ M

A STUNNING GROUND FLOOR APARTMENT SET WITHIN THIS EXCLUSIVE DEVELOPMENT IN A SUPERB LOCATION CLOSE TO TATTERSALLS AND THE TOWN CENTRE



DISTANCE

CAMBRIDGE 15 MILES
BURY ST EDMUNDS 16 MILES
STANSTED AIRPORT 33 MILES
LONDON 69 MILES

ACCOMODATION

- Communal Reception Hall
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Bathroom
- Bedroom 3
- Shower Room

OUTSIDE

- Allocated Parking for 2 Cars
- Visitor Parking
- Communal Landscaped Gardens



THE PROPERTY

1 Wolverton Lodge is a stunning ground floor apartment set within this exclusive development in a superb location close to the town centre.

Built in 2005, Wolverton Lodge comprises twelve apartments built to reflect the architectural quality of adjacent Queensberry House, one of the finest examples of Victorian architecture in Newmarket, designed by the renowned architect Colonel, later Sir Robert William Edis, but internally presents a more consistently contemporary image. Built of brick elevations under a peg tiled roof this exquisitely designed apartment benefits from the highest specification with sealed unit double glazing, underfloor heating and alarm system.

The light and spacious accommodation incorporates a welcoming **entrance hall** with video entry phone, two built-in storage cupboards and airing cupboard, sitting/dining room, integrated kitchen, three double bedrooms and three bath/shower rooms.

The generously sized **sitting/dining room** has two attractive sash windows and French doors to the paved terrace, limestone remote control fireplace and multi-scene lighting. The impressive **kitchen** has high quality contemporary Italian cabinetry, oak breakfast bar, granite worktops with tiled splashbacks, one and a half bowl sink with waste disposal, integrated appliances including Siemens touch control hob and induction hob with stainless steel extractor hood over, Siemens oven, dishwasher, microwave, fridge/freezer and washing machine, rubbish compactor, porcelain tiled floor, recessed ceiling downlights and glass shelves.







The superb **principal bedroom** has two sash windows, fitted Italian wardrobes and an impressive **en-suite bathroom**. **Bedroom 2** has fitted wardrobes with a door way to the well finished **en-suite bathroom**. **Bedroom 3** has a sash window and is served by a separate **shower room**.

OUTSIDE

1 Wolverton Lodge is approached through electric wrought iron gates that lead to secure and well lit allocated and visitors parking. 1 Wolverton Lodge has **two allocated parking spaces**. There is a **private terrace** adjoining the reception room. The **communal grounds** are extremely private with gravel paths leading onto a formal lawn with surrounding flowering shrubs and ornamental planting. There are two private pedestrian gates which provide easy direct access to the High Street and to Tattersalls.



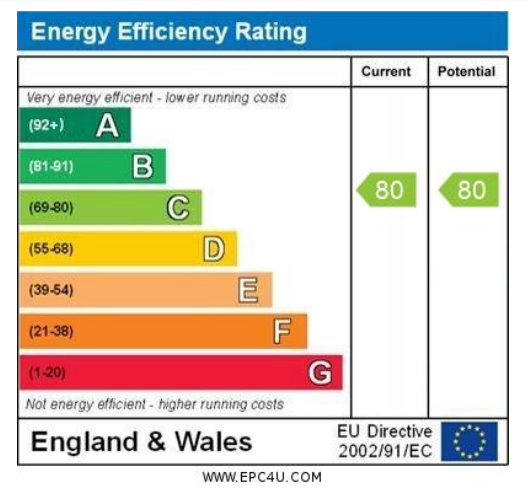






LOCATION

1 Wolverton Lodge is superbly situated close to the town centre and a short walk from Tattersalls and the railway station. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town 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 Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities with schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club. Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11) and 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 forty minutes' drive.









DIRECTIONS CB8 9AH

From the Clock Tower proceed down the High Street and continue straight at the traffic lights up the hill. Queensberry House and Wolverton Lodge can be found on the left-hand side, behind a high red brick wall.

PROPERTY INFORMATION

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

TENURE: The property is leasehold with the remainder of a 999 year lease.

COUNCIL TAX: Band F
Current annual charge: £3,028.48
Annual Service charge: £3,389.08
Annual Ground rent: £484

LOCAL AUTHORITY: West Suffolk Council
Tel: 01638 719000

BROADBAND SPEED: Ofcom states speeds available up to 330mbps

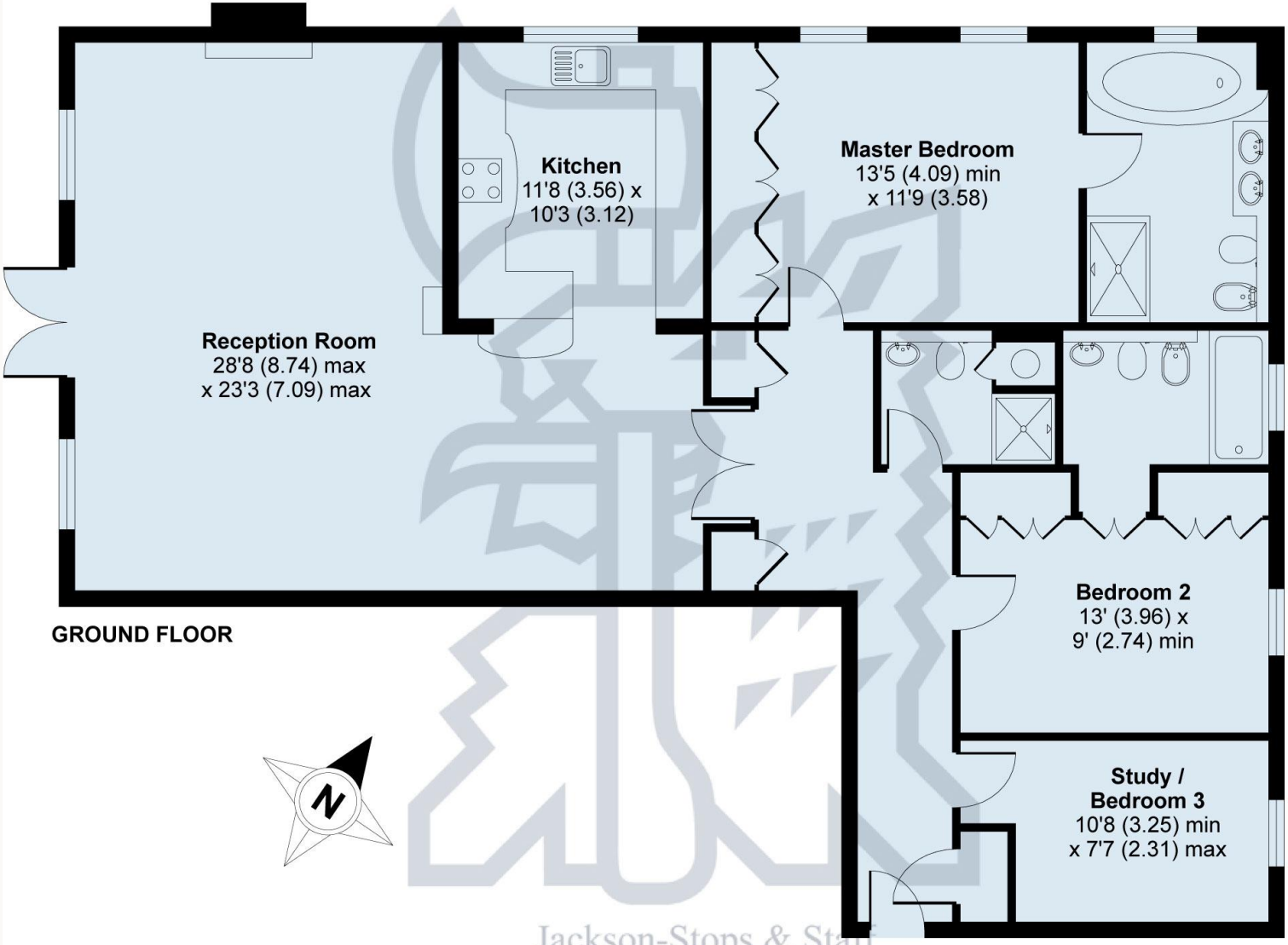
MOBILE SIGNAL/COVERAGE: Yes

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

What3Words: takers.bump.barstool

1 Wolverton Lodge

APPROX. GROSS INTERNAL FLOOR AREA 1408 SQ FT 130.8 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.

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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.
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