

**pocock & shaw**

Residential sales, lettings & management



St Faiths Cottage ,  
2 New Cut,  
Newmarket, CB8 0HR

A cleverly designed and extremely well presented apartment situated just off the High street and forming part of a Victorian conversion.

Excellent turn key bolt hole, high yielding Air B&B or first purchase. Proven track record, call for details. EPC:D

Guide Price: £136,995



Virtual Viewing  
Available for this property

Call or email for access  
01638 668284  
[newmarket@pocock.co.uk](mailto:newmarket@pocock.co.uk)

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.

This ground floor apartment has in the last few years been comprehensively renovated and upgraded and now provides extremely well appointed modern accommodation. Located only a short distance from Newmarket High Street, the property enjoys all the benefits of town centre living and is easy to manage for today's busy lifestyles.

It is considered to be an ideal property for first time buyers, or those looking for a lock up and go option. It would also make a great investment property, with the potential to tap into the high yielding Air B&B market, as the vendor is currently doing.

With the benefit of a gas fired heating system in detail the accommodation includes:-

### Hallway

Entrance door.

### Kitchen 3.17m (10'5") x 2.18m (7'2")

Fitted with a matching range of base and eye

level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and tumble dryer, fitted electric oven, ceramic hob with extractor hood over, window to the side, Velux skylight, and opening to:-

### Dining Area 3.36m (11') x 1.37m (4'6")

With a breakfast bar.

### Sitting Room 3.80m (12'6") x 3.32m (10'11")

With a window to the front, double radiator. The front door is not currently operational but it is considered would be possible to re instate.

### Double Bedroom 2.43m (8') 3.37 max x 2.33m (7'8")

With a window to the side, double radiator.

### Shower Room

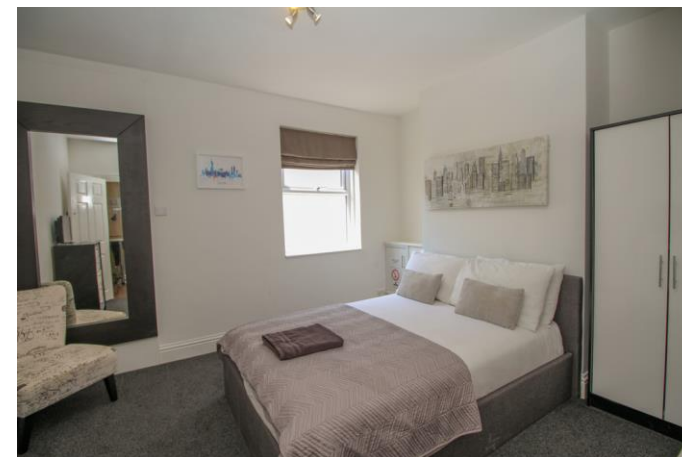
Fitted with a three piece suite comprising of a shower enclosure with glass screen, wash hand basin with cupboard under, low-level WC, extractor fan, Velux skylight, heated towel rail, tiled flooring.

### Outside

The property has a small front court yard are. Shared path leading to the rear with a shared courtyard.

### Tenure

The property is leasehold and is held on the residue of a 125 years from 25<sup>th</sup> January 2008 There is a £200 Service Charge pa and £300 Ground rent pa



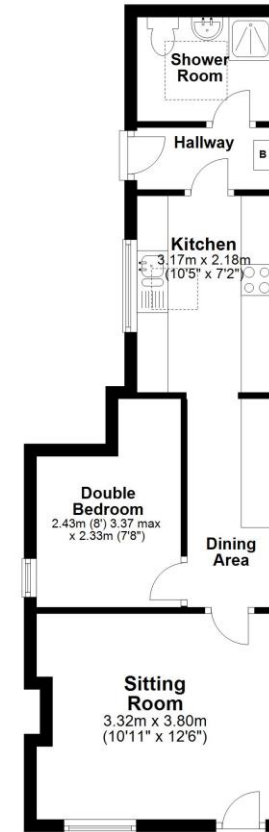
**Ground Floor**  
Approx. 37.5 sq. metres (403.6 sq. feet)

**Services**

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: A** Forest Heath District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 37.5 sq. metres (403.6 sq. feet)

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**An independent firm with four local offices and London marketing via the Mayfair Office**

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