



The Malt House, The Maltings, Newmarket CB8 7FP

Guide Price £350,000

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We are delighted to offer this attractive apartment forming part of a superb conversion of a former Victorian malt house with apartments and duplexes boasting distinctive, striking and spacious homes with attention to detail throughout. Perfectly positioned within walking distance of the town centre, each dwelling offers an impressive mix of contemporary living combined with stylish period features.

Newmarket is a pretty and thriving town and is generally considered the undisputed home of horseracing and is home to the largest racehorse training and breeding centre in the Country. Away from the racing, the town offers an eclectic mix of amenities, including a fine selection of shops and dining to suit all tastes. Convenient for commuters with a rail station providing a regular service to London and Cambridge amongst other destinations.

With fabulous open plan living, this show home offers accommodation comprising an entrance hallway, open plan kitchen/living/dining room, two bedrooms (with en-suite to the master) and a contemporary bathroom. Externally offering beautiful communal sunken gardens, patio areas and allocated parking.

Viewing highly recommended.

Entrance Hall 20'2" x 7'11" (6.17m x 2.43m)

With doors leading to all rooms. Built-in storage cupboards.

Kitchen/Dining/Living Room 26'4" x 16'6" (8.03m x 5.03m)

Spacious, well presented kitchen/dining/living

room with triple windows to front aspect. Contemporary kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated eye level Siemens oven. Inset gas hob with stainless steel extractor above. Integrated fridge/freezer. Tiled flooring to kitchen. Spacious dining/living area with wood flooring. Attractive exposed brick feature wall. Radiators. Oak double doors to entrance hall.

Master Bedroom 16'6" x 11'3" (5.03m x 3.43m)

Spacious, well presented double bedroom with window to front aspect. Radiator. Doors to en suite and entrance hall.

En Suite 6'7" x 10'8" (2.03m x 3.26m)

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and generous walk-in shower cubicle. Attractively tiled walls and flooring. Ladder radiator. Door to master bedroom.

Bedroom 2 16'6" x 9'5" (5.04m x 2.89m)

Spacious double bedroom with window to rear aspect. Radiator. Door to entrance hall.

Bathroom 10'8" x 7'11" (3.27m x 2.43m)

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage drawers under and panelled bath with mixer tap and wall mounted shower over with glass screen. Attractively tiled wall and flooring. Ladder radiator. Door to entrance hall.

Externally

Secure communal entrance. Well maintained grounds with allocated parking areas.

PROPERTY INFORMATION

Maintenance fee - Ground Rent - £250 per month/Service Fee £2778.78 per annum

EPC - B

Tenure - Leasehold

Council Tax Band - D (West Suffolk)

Property Type - Mid-Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 99 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

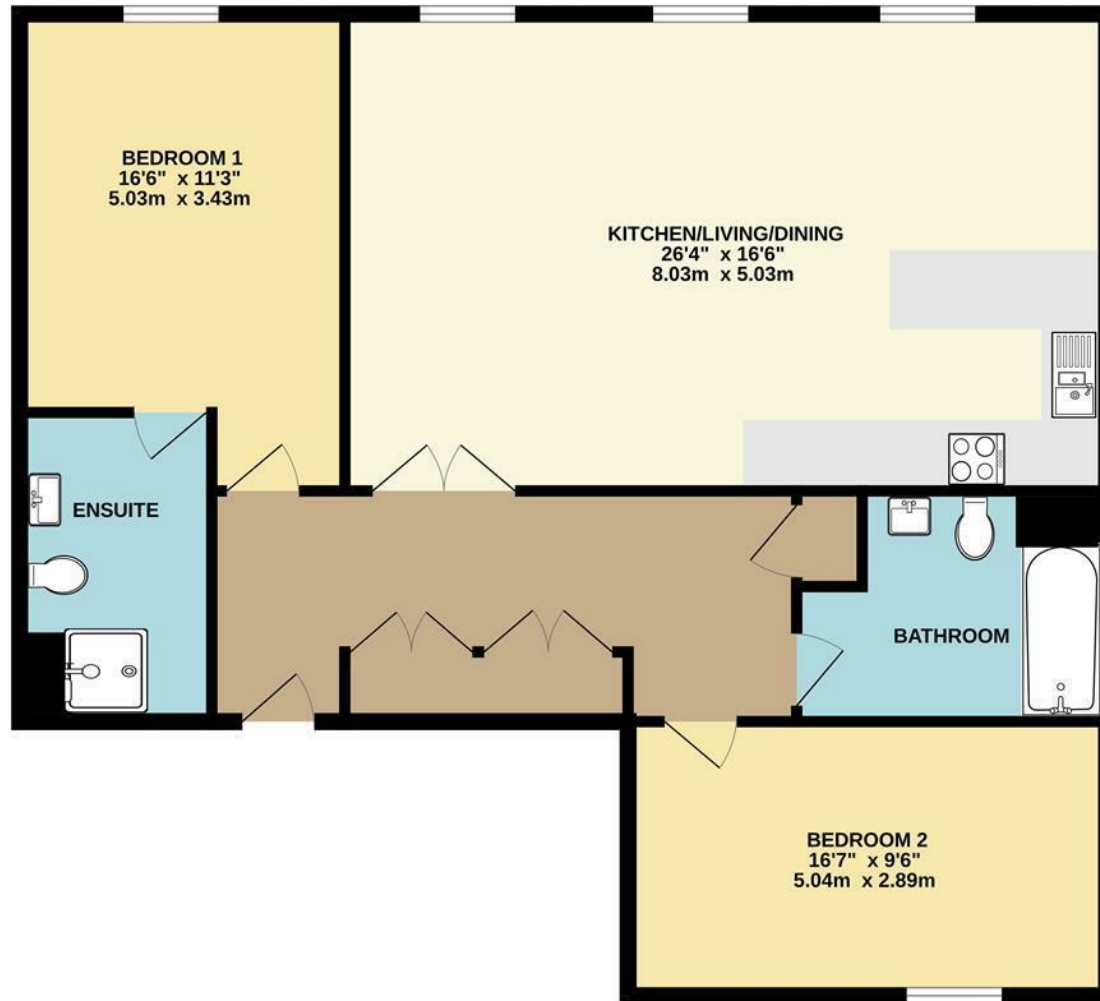
Broadband Connected - tbc

Broadband Type – Superfast available, 68Mbps download, 14Mbps upload

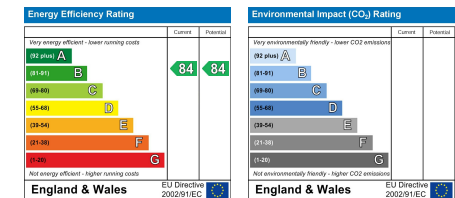
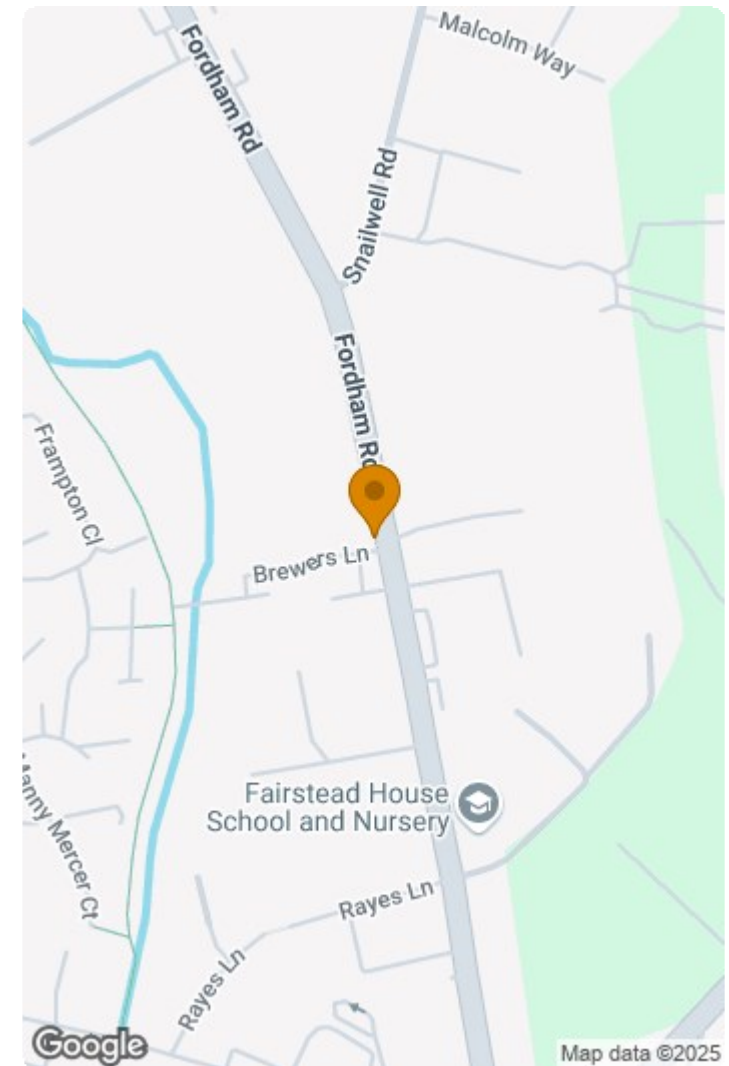
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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