



The Maltings

Brewers Lane

Newmarket

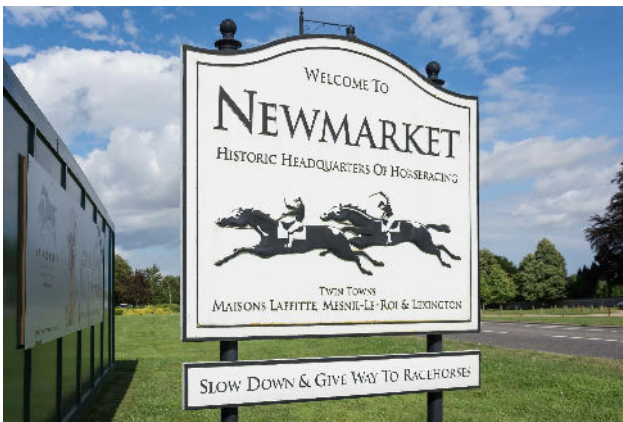
CB8 7FP

£315,000



Morris Armitage

Godolphin House, 2 The Avenue, Newmarket, Suffolk, CB8 9AA | 01638 560221 | www.morrisarmitage.co.uk



Welcome to Newmarket, Suffolk

A town where heritage, community, and modern living come together beautifully.

Newmarket is a thriving market town celebrated worldwide as the home of British horse racing, yet it offers far more than its equestrian fame. With a welcoming atmosphere, excellent amenities, and superb transport links, it's an ideal place for families, commuters, and singles seeking a balanced lifestyle.

A town full of character and convenience

Newmarket's bustling high street blends well-known retailers with independent boutiques, artisan stores, and practical everyday conveniences. From supermarkets and pharmacies to stylish homeware shops and local services, everything you need is close at hand.

Food lovers are well catered for. The town offers a wide selection of cafés, bakeries, and coffee shops perfect for relaxed mornings or remote working. Restaurants range from cosy gastropubs and traditional British dining to international cuisine, giving residents plenty of choice for evenings out.

A standout local gem, the Bedford Lodge Hotel & Spa provides luxury right on your doorstep. Whether enjoying fine dining, a weekend staycation, or a rejuvenating spa day, it's a serene retreat that adds a touch of indulgence to life in Newmarket.

A hub for leisure & lifestyle

Newmarket is synonymous with racing heritage. Residents can enjoy race days at the Rowley Mile and July Course, explore the National Horse Racing Museum, or simply appreciate the unique charm of watching thoroughbreds train on the gallops at sunrise.

The town offers beautiful parks, walking routes, and easy access to the surrounding Suffolk countryside—perfect for families, dog owners, and anyone who enjoys an active lifestyle.

A place to feel at home

With its blend of heritage charm, modern amenities, strong community spirit, and excellent connectivity, Newmarket offers an exceptional quality of life. It's a town where families grow, professionals thrive, and newcomers quickly feel at home.



The Maltings, Newmarket, Suffolk CB8 7FP

A stunning ground floor apartment set within this superb edge of town development and located in a short walk of an appealing mix of coffee shops and restaurants.

Cleverly planned and offering fabulous open plan living, this property offers substantial kitchen/breakfast/family room, two generous size bedrooms, (ensuite to master) and a family bathroom.

The property offers a private outside terrace area providing ample space for seating and table.

No chain – viewing recommended.

Accommodation Details

With door leading through to:

Entrance Hall

With wood effect flooring, large built in cupboard, recessed lighting to ceiling, radiator, access and door leading through to:

Kitchen

14'6" x 10'7"

Fitted with a contemporary range of eye level and base storage units with wood effect working top surfaces over, built in eye level oven, separate four ring gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar, tiled flooring, recessed lighting to ceiling, radiator, access to:

Living Room

13'1" x 12'0"

With wood effect flooring, feature exposed brick wall, TV aerial connection point, radiator, glazed door leading to:

Outside Terrace

Good size, enclosed, paved terrace/patio area.

Bedroom 1

16'8" x 10'10"

With arched window to the rear aspect, radiator, access and door leading through to:

En-Suite

7'8" x 6'11"

With suite comprising shower enclosure, wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, recessed lighting to ceiling, extractor.

Bedroom 2

14'11" x 10'2"

With window to the front aspect. radiator.

Bathroom

9'0" x 6'11"

With suite comprising panel bath with mixer taps/shower attachment and glass shower screen, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, heated towel rail, recessed lighting to the ceiling, extractor.

Outside

Landscaped, communal gardens and allocated parking space.

AGENTS NOTE

The property is currently tenanted and photo's are from when the property was vacant.

PROPERTY INFORMATION

Maintenance fee - tbc

EPC - C

Tenure - Leasehold

Council Tax Band - D (West Suffolk)

Property Type - Ground Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 78 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 52Mbps download, 8Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

The floor plan shows a rectangular apartment layout. On the left side, there is a large yellow area labeled 'LIVING ROOM' with dimensions '13'1" x 12'0"' and '3.98m x 3.66m'. To its right is a smaller yellow area labeled 'KITCHEN' with dimensions '14'6" x 10'7"' and '4.43m x 3.22m'. Above the kitchen is another yellow area labeled 'BEDROOM 2' with dimensions '14'11" x 10'2"' and '4.55m x 3.09m'. To the right of the living room is a large yellow area labeled 'BEDROOM 1' with dimensions '16'8" x 10'10"' and '5.09m x 3.29m'. At the top right, there is a light blue area labeled 'BATHROOM' with dimensions '9'0" x 6'11"' and '2.75m x 2.11m'. Below the bathroom is a smaller light blue area labeled 'ENSUITE' with dimensions '7'8" x 6'11"' and '2.33m x 2.11m'. The plan includes icons for a refrigerator, stove, oven, bathtub, toilet, and sink. A central hallway provides access to all rooms. The entrance is at the bottom center, leading into the living room area.

BEDROOM 2
14'11" x 10'2"
4.55m x 3.09m

KITCHEN
14'6" x 10'7"
4.43m x 3.22m

LIVING ROOM
13'1" x 12'0"
3.98m x 3.66m

BEDROOM 1
16'8" x 10'10"
5.09m x 3.29m

BATHROOM
9'0" x 6'11"
2.75m x 2.11m

ENSUITE
7'8" x 6'11"
2.33m x 2.11m

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.

Make with Metropix ©2022

Godolphin House, 2 The Avenue, Newmarket, Suffolk, CB8 9AA | 01638 560221 | www.morrisarmitage.co.uk



