Flagship Homes

ASTLEY PLACE

• NEWMARKET •

A development built by Edmundham Developments. Flagship Homes are offering a range of two and three-bedroom shared ownership homes for sale.

WWW.FLAGSHIP-HOMES.CO.UK



Welcome to Astley Place

Flagship Homes is proud to present Astley Place, a collection of two and three-bedroom shared ownership homes in the historic town of Newmarket, Suffolk, built by Edmundham Developments.

Designed for modern living, Astley Place offers energy-efficient, thoughtfully crafted homes featuring contemporary specifications and high-quality finishes. Whether you're taking your first step onto the property ladder, need extra space for a growing family, or are looking for a stylish new home, Astley Place provides the perfect setting to make your own.

Located in the heart of Newmarket, renowned as the home of British horse racing, residents can enjoy a wealth of local amenities, including shops, schools, green open spaces, and leisure facilities. With excellent transport links to Cambridge, Bury St. Edmunds, and the wider region, Astley Place combines the charm of a thriving market town with convenient connections for work and leisure.

Feel connected

Astley Place enjoys a desirable location on the edge of the historic market town of Newmarket, offering residents an attractive blend of countryside living and modern convenience. A wide range of shops, schools, leisure facilities and green spaces are close at hand, while excellent road and rail links provide easy access to surrounding areas.

Local surroundings

National Horseracing Museum	1 mile
Newmarket Racecourse	3 miles
Palace House	1 mile
Severals Pavilion	1 mile
Devils Dyke	6 miles

Local amenities

Tesco Extra	1 mile
Newmarket Leisure Centre	1 mile
Newmarket Community Hospital	1 mile
Co-op Food	1 mile
Newmarket Academy	1 mile

Road connections

A14	2 miles
Mildenhall	11 miles
Bury St. Edmunds	16 miles
Cambridge	16 miles
Thetford	21 miles

Rail connections*

Bury St. Edmunds	20 minutes
Cambridge	25 minutes
Ely	55 minutes
Ipswich	55 minutes
London Kings Cross	1h 42 minutes

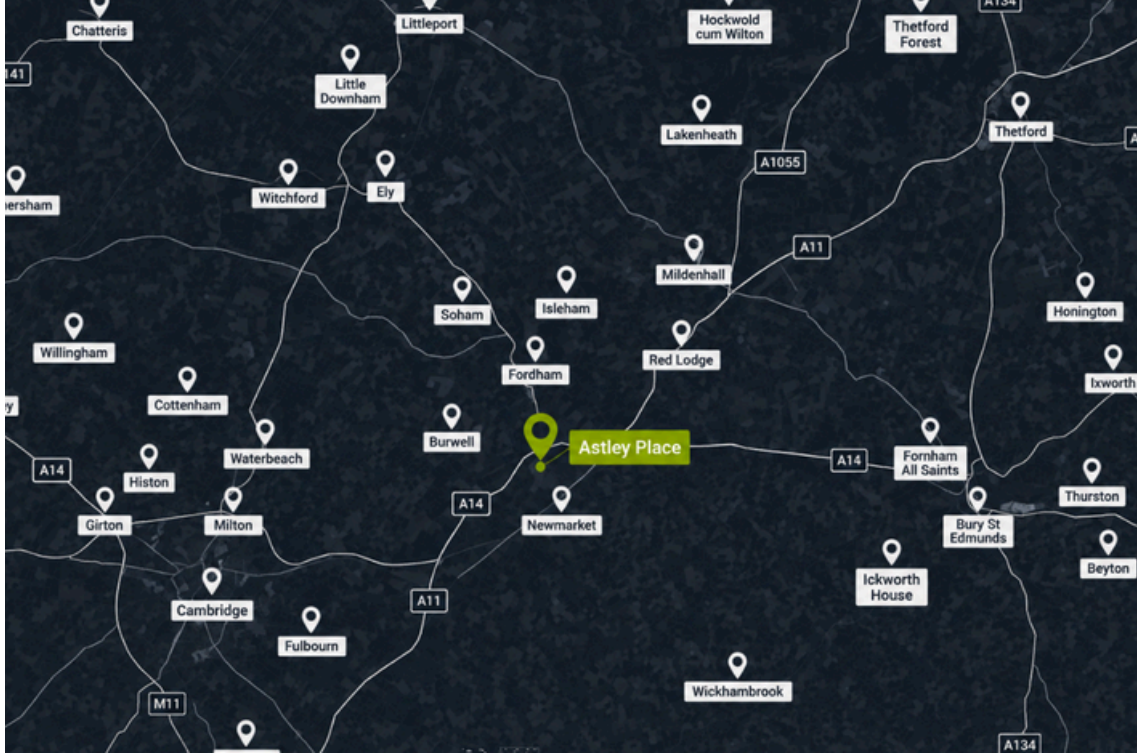
Broadband: up to 1800 Mbps*

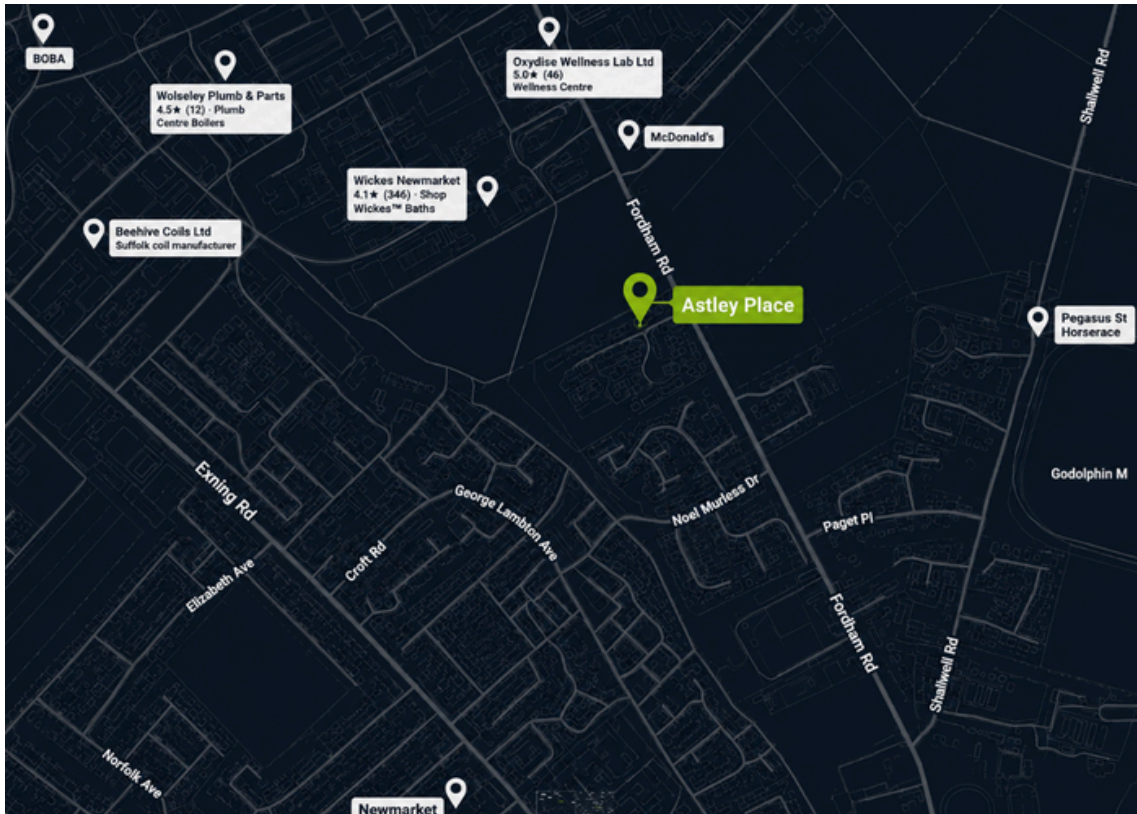
Mobile signal:

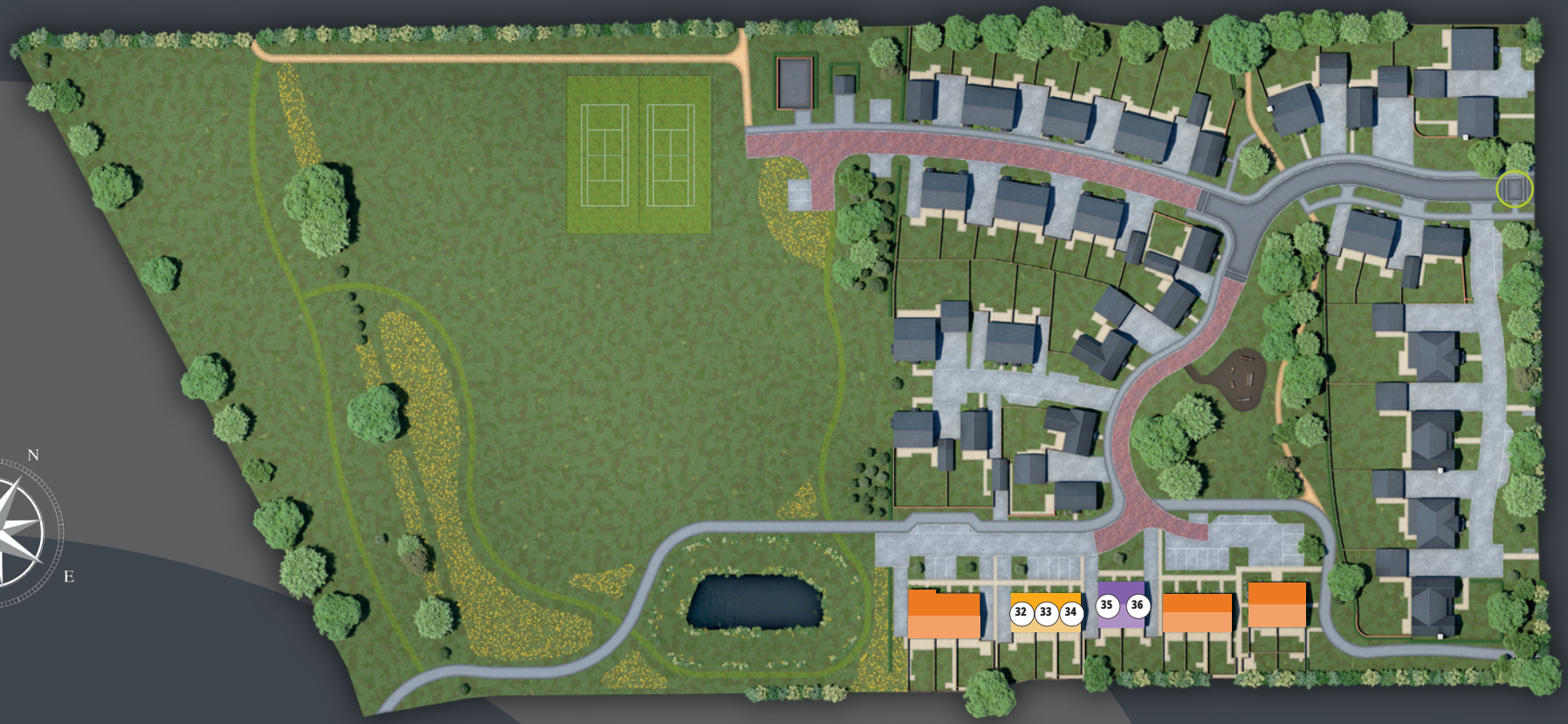
Vodafone: 76% EE: 80% O2: 64% Three: 68%

Astley Place, Fordham Road, Newmarket, Suffolk, CB8 7FB

*All train times are based off leaving Newmarket train station (2-miles from Astley PLace) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no respsonsibility for the accuracy of these figures.









ASTLEY PLACE

• NEWMARKET •

2 bedroom
Plots 32, 33 & 34

3 bedroom
Plots 35 & 36

Flagship rented homes

what3words location

what3words location: ///committee.twitchy.skate

ASTLEY PLACE

• NEWMARKET •

Specification

Kitchen

- Symphony Hacienda kitchen in 'Platinum'
- Premium laminate worktops in 'Farmhouse Oak' with matching upstands
- Stainless steel splashback behind the hob
- Integrated fridge-freezer, dishwasher and washing machine
- Integrated oven and hob
- Amtico flooring in 'Harvest Oak'

Bathroom

- Contemporary white sanitaryware
- Heated towel rail
- Tiling to the floor in 'Pebble'
- Wall tiling in 'Putty Structure'

Electrical

- TV points in living room and main bedroom
- Downlighters to kitchen
- Low energy external lighting to the front
- Mains connected smoke and heat detectors
- Underfloor heating to ground floor

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in white satin
- Five panel suffolk style doors

General

- NHBC 10-year warranty (from build completion date)
- Turf to rear gardens
- Air source heating system
- Carpets in 'Gabbiano' throughout upstairs

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.









All photos of a previous Flagship home, these properties at Astley Place are currently in-build





Two-bedroom terraced house

Plots 32, 33, 34

GROUND FLOOR

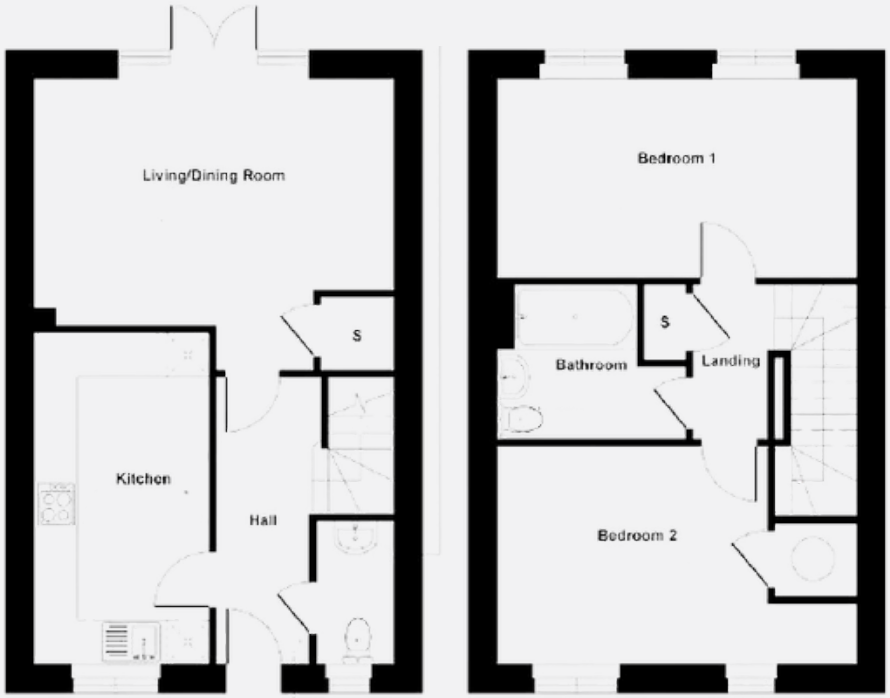
Dining / living room: 4.95m x 3.93m | 16'3" x 12'11"

Kitchen: 4.53m x 2.41m | 14'10" x 7'11"

FIRST FLOOR

Bedroom 1: 4.95m x 2.84m | 16'3" x 9'4"

Bedroom 2: 4.95m x 2.97m | 16'3" x 9'9"



GROUND FLOOR FIRST FLOOR

858 sqft. / 79.70 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary within a tolerance of =/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture.
CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Three-bedroom semi-detached house

Plots 35, 36

GROUND FLOOR

Dining / living room: 4.84m x 3.69m | 15'11" x 12'1"

Kitchen: 4.38m x 2.63m | 14'4" x 8'8"

FIRST FLOOR

Bedroom 1: 4.84m x 2.72m | 15'11" x 8'11"

Bedroom 2: 4.78m x 2.59m | 15'8" x 8'6"

Bedroom 3: 3.69m x 2.15m | 12'1" x 7'1"



GROUND FLOOR FIRST FLOOR

1012 sqft. / 94 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary within a tolerance of =/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture.
CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

Flagship Homes

ASTLEY PLACE

• NEWMARKET •

01603 255444
WWW.FLAGSHIP-HOMES.CO.UK