







Only a short walk from centre of Historic Newmarket is this MODERN one bedroom STYLISH apartment. Benefiting from an open planned style of living with bespoke features throughout. Comprising Kitchen, lounge/diner and bathroom.

Tenure: Freehold

Council Tax Band: A

EPC: C

Property Type : Apartment

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 369

Parking: Off Road

#### Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No

#### KITCHEN

Laminate flooring, Wood effect base units, granite effect work surface, tiled splash back, ceramic hob, extractor, electric oven door to garden.



#### LIVING ROOM

Carpet flooring, french doors to garden.

#### BEDROOM

Carpet flooring, window to front.

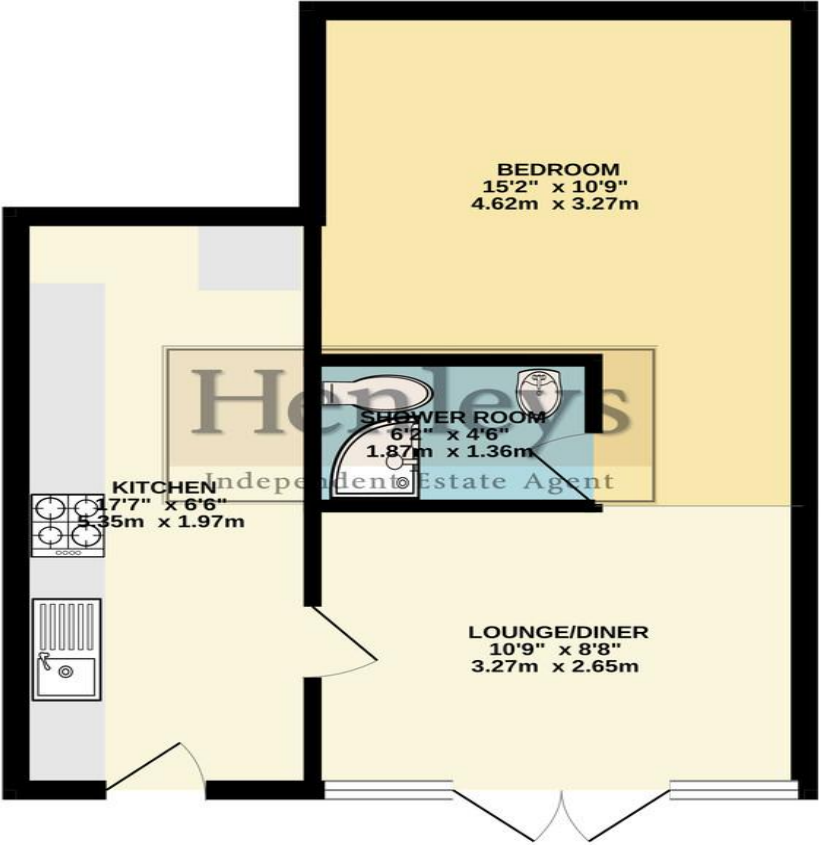
#### BATHROOM

Laminate flooring, shower, tiled splash back toilet, pedestal sink.





GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.3 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		