



May Gardens, Newmarket, CB8 8FG



## May Gardens

Newmarket,  
CB8 8FG

A 2 bedroom modern ground floor apartment attractively situated in a gated development located South of the town centre. The property is superbly presented and benefits from 2 double bedrooms, a double aspect open plan sitting/dining room, a well equipped fitted kitchen and a modern bathroom. Additional features include gas central heating, uPVC double glazing, communal gardens and 2 allocated parking spaces. EPC: B, Council Tax Band: B. Available end of April 2024

### LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

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**£1,250 PCM**





## COMMUNAL PORCH

leading to 4 apartments with an intercom access.

## HALLWAY

with intercom phone system, built-in cupboard with heater, radiator, recessed ceiling spotlights, cupboard housing Ideal gas fired central heating boiler, space and plumbing for washing machine.

## SITTING/DINING ROOM

with 2 radiators, windows to front and rear aspects. Opening to;

## KITCHEN AREA

open plan with sitting/dining room with modern fitted units comprising stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted cupboards, worktops and tiled splashbacks, integrated electric oven and grill with 4 ring ceramic hob and stainless steel extractor hood over, integrated dishwasher, fridge and freezer, washing machine, tiled flooring, recessed ceiling spotlights, window to the rear aspect.

## BEDROOM 1

with radiator, window to the front aspect.

## BEDROOM 2

with radiator, window to the front aspect.

## BATHROOM

with panelled bath with mixer tap and shower attachment, hand basin with mixer tap, concealed cistern low level WC, tiled walls

and flooring, ladder style heated towel rail, wall mounted mirror, shaver light and point, extractor fan, recessed ceiling spotlights, window to the rear aspect.

## OUTSIDE

The property is attractively situated in a gated complex with 2 allocated parking spaces and communal gardens laid to lawn with well maintained hedge borders.

## Letting Agents Notes

Deposit - £1442.00

Holding Deposit - £288

EPC - B

Council Tax - Band B

Square Footage - 678.13

Property Type - Flat

Property Construction - Brick with tiled roof.

Parking - Allocated parking

Gated development; communal driveway and gates to access.

Electric Supply - Mains

Gas Supply - Mains

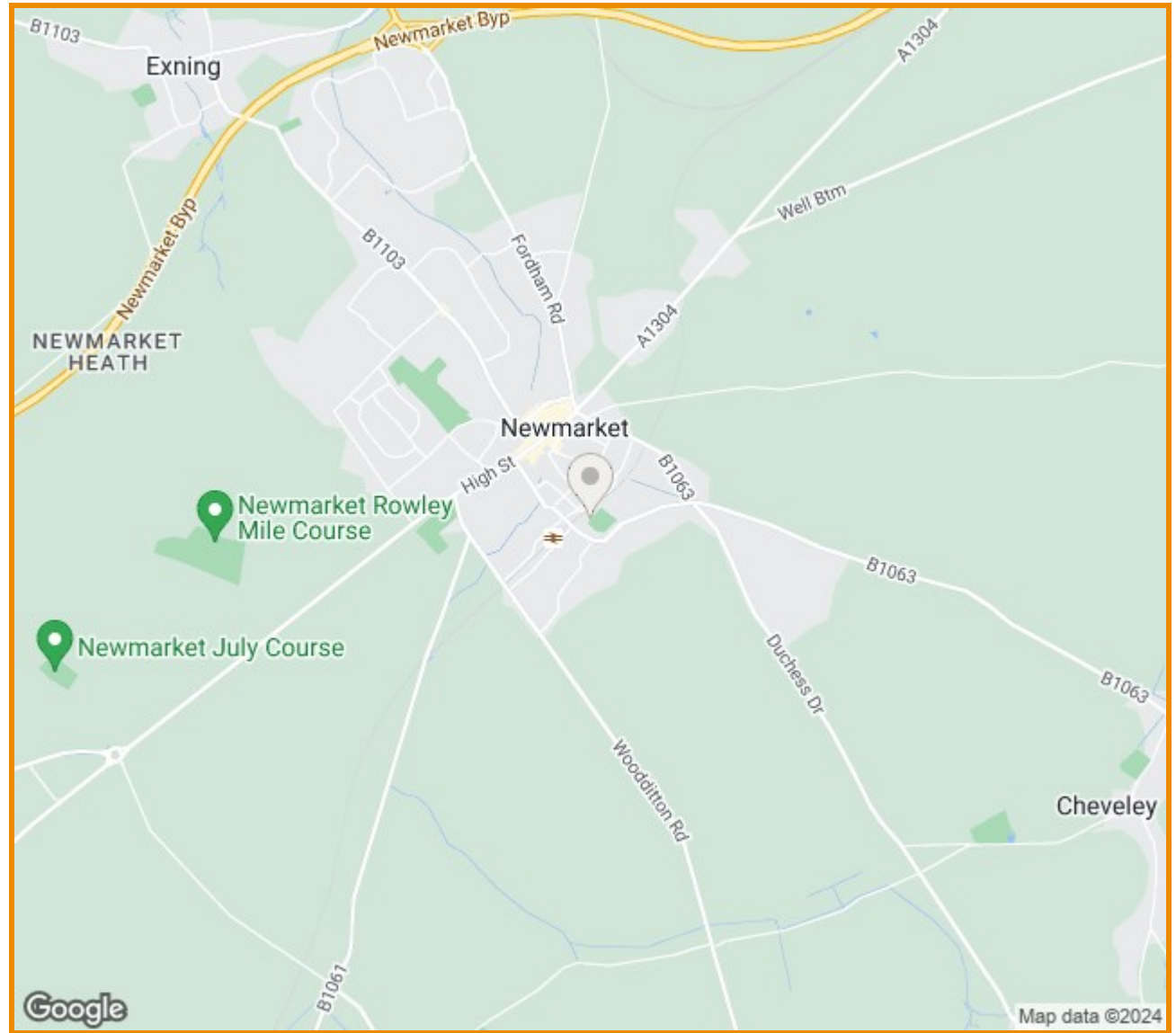
Water and sewerage Supply - Mains

Heating source - Gas central heating with radiators.

Broadband Connected - Standard and Superfast

Broadband Type - Fibre to the cabinet.

Mobile Signal/Coverage - Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Local Authority - West Suffolk Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.