



Green Road, Newmarket, CB8 9BL

CHEFFINS

Green Road

Newmarket,
CB8 9BL

- Minimum 12 Month Tenancy
- Modern Duplex Apartment
- Sitting / Dining Room
- Modern Fitted Kitchen
- Gas Central Heating
- 3 Bedrooms - 2 ensuite
- Available August 2024
- Parking

A well presented 3 bedroom apartment forming part of an elegant period residence in a sought after location close to the railway station, and with good access to the town centre. The property benefits from large rooms with high ceilings and attractive period sash windows, a well equipped modern fitted kitchen/diner and 2 ensuite bathrooms. Further benefits include allocated off-road parking, gas central heating and communal gardens. EPC rating C., Council Tax Band F.

3 3 1

£1,475 PCM





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.

ENTRANCE HALL

with entrance door, stairs leading down to basement rooms, galleried hallway with large sliding sash window to front aspect, radiator, telephone intercom to the front door.

KITCHEN

with 1½ bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, work tops and tiled splashbacks, integrated Bosch appliances including stainless steel oven and grill with 4-burner gas hob and stainless steel chimney style extractor hood over, slimline dishwasher, washing machine and integrated fridge and freezer, cupboard housing Vaillant gas-fired combination boiler, radiator, recessed ceiling spotlights, sliding sash window to side aspect.

SITTING / DINING ROOM

with 2 radiators, 4 sliding sash windows to front aspect

BEDROOM 3 / STUDY

with radiator, window to front aspect.

SHOWER ROOM

with tiled shower cubicle, pedestal hand basin and low level WC, part panelled walls, ladder style heated towel rail, integrated mirrors, extractor fan, recessed ceiling spotlights.

BASEMENT LEVEL

LOWER HALLWAY

with telephone intercom unit, radiator, under stairs storage cupboard.

MASTER BEDROOM

with recessed ceiling spotlights, 2 radiators, window to rear aspect, borrowed light to front.

ENSUITE BATHROOM

with panelled bath with mixer tap and shower attachment, tiled shower cubicle, pedestal hand basin, low level WC, part panelled walls, ladder style heated towel rail, recessed shelving unit, integrated mirrors, extractor fan, recessed ceiling spotlights, borrowed light to front aspect.

BEDROOM 2

with recessed area with hanging rails, radiator, recessed ceiling spotlights, window to rear aspect.

DRESSING AREA

with recessed ceiling spotlights, radiator.

ENSUITE BATHROOM

with panelled bath with mixer tap and shower attachment, pedestal hand basin and low level WC, part panelled walls, ladder style heated towel rail, built in cupboard, integrated mirrors, recessed ceiling spotlights, extractor fan.

OUTSIDE

There is a communal shingled courtyard area with paved pathways, shrub beds and outside tap. There is also a communal brick built secure meter and bin store.

ALLOCATED PARKING SPACE with additional visitor parking available.

Letting Agents Notes

Deposit - £1701

Holding Deposit - £340.00

EPC - C

Council Tax - F


Square Footage -1485.42

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



£1,475 PCM

Tenure -

Council Tax Band - F

Local Authority - West Suffolk Council



2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk

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.