



New Cheveley Road, Newmarket, CB8 8BG

CHEFFINS

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Newmarket,
CB8 8BG

A well presented two bedroom apartment located on the desirable south side of Newmarket. The property comprises of an open plan living room diner, fitted kitchen, two bedroom and fitted bathroom. Additional benefits include off-road parking and communal gardens. No smokers or pets. Available mid August 2024. EPC Rating - D Council tax band - B

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.

2 1 0

£1,200 PCM





ENTRANCE HALL

with electric heater.

SITTING / DINING ROOM

with electric panel heater.

KITCHEN

with one and a half bowl sink unit with cupboards under, further base and wall mounted cupboards, built-in oven and hob unit with extractor hood over, freestanding washing machine, further base and wall mounted cupboards.

BEDROOM 1

with electric panel heater.

ENSUITE SHOWER ROOM

with shower cubicle, basin, low level WC, electric towel rail.

BEDROOM 2

with electric panel heater.

BATHROOM

with panelled bath, pedestal basin, low level WC, electric towel rail.

OUTSIDE

Communal Gardens and parking for many cars.

Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - D

Council Tax -

Square Footage - 742.71

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

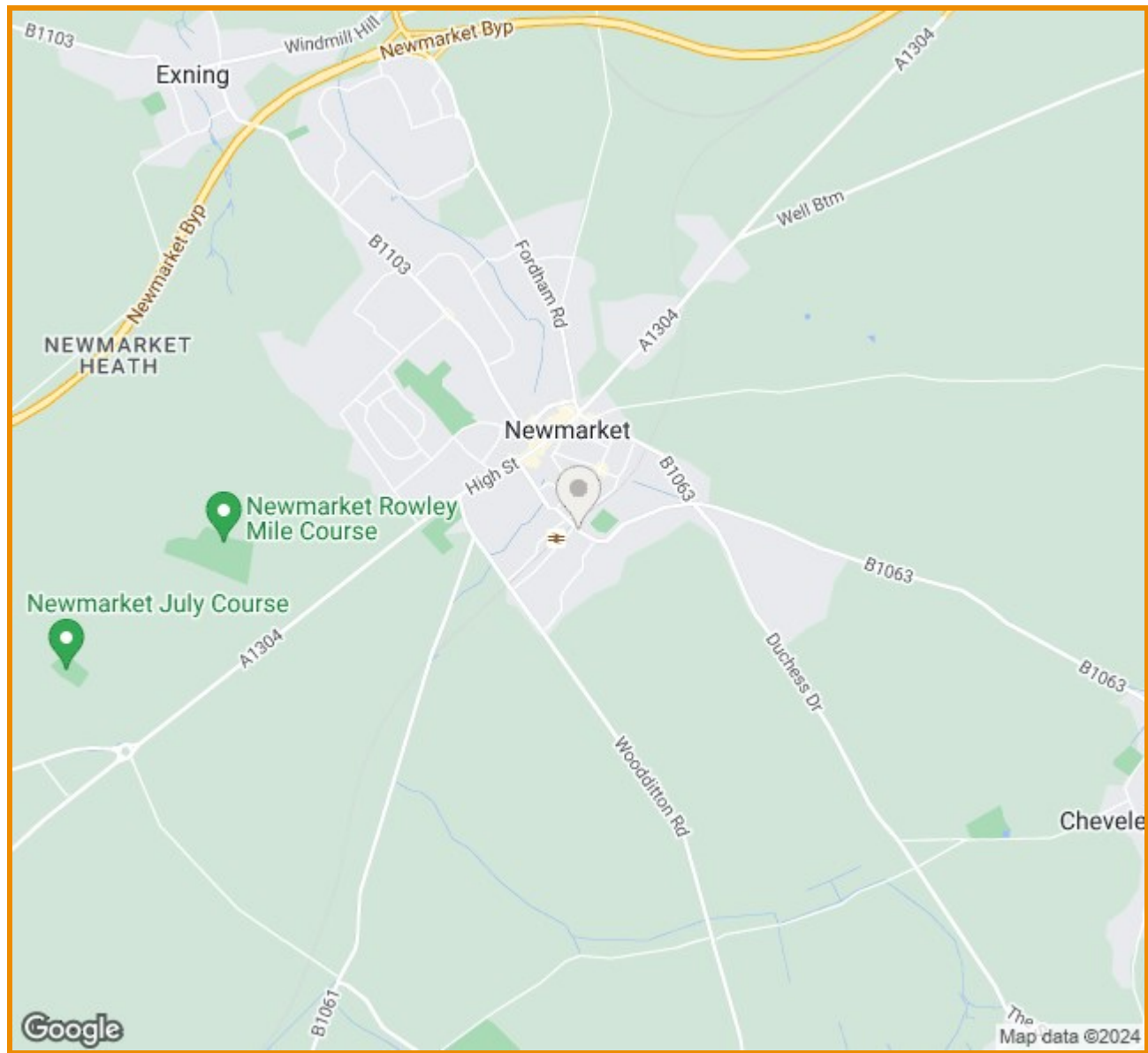


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,200 PCM

Council Tax Band - B

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.