



Fairlawns, Newmarket, CB8 9JS

CHEFFINS

Fairlawns

Newmarket,
CB8 9JS

A ground floor apartment located within this highly regarded gated development off the High Street. The accommodation comprises; entrance hallway, lounge, fitted kitchen, sun room, two double bedrooms with fitted wardrobes and bathroom with electric shower. The property also benefits from gated secure parking, communal gardens, gas central heating and uPVC double glazing. EPC: C. Council Tax band C. No pets.

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 1

£1,200 PCM



**ENTRANCE HALL**

with part glazed entrance door.

SITTING/DINING ROOM

with radiator, sliding patio door leading to the conservatory.

KITCHEN

with a range of fitted units comprising a stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted cupboards, worktops and tiled splashbacks, integrated Hotpoint oven and grill, 4 ring ceramic hob and extractor hood over, Ideal Logic gas fired central heating boiler, space and plumbing for washing machine, windows to front and side aspects.

**CONSERVATORY**

with tiled flooring and a sliding patio door leading to outside.

BEDROOM 1

with a range of fitted wardrobes, radiator, window to the side aspect.

BEDROOM 2

with a range of fitted wardrobes, radiator, 2 windows to the rear aspect.

**BATHROOM**

with a bath with mixer tap and shower over, hand basin with mixer tap, concealed cistern low level WC, tiled walls and flooring, heated towel rail, built-in cupboard, recessed ceiling spotlights, window to the rear aspect.

Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - C

Council Tax - C

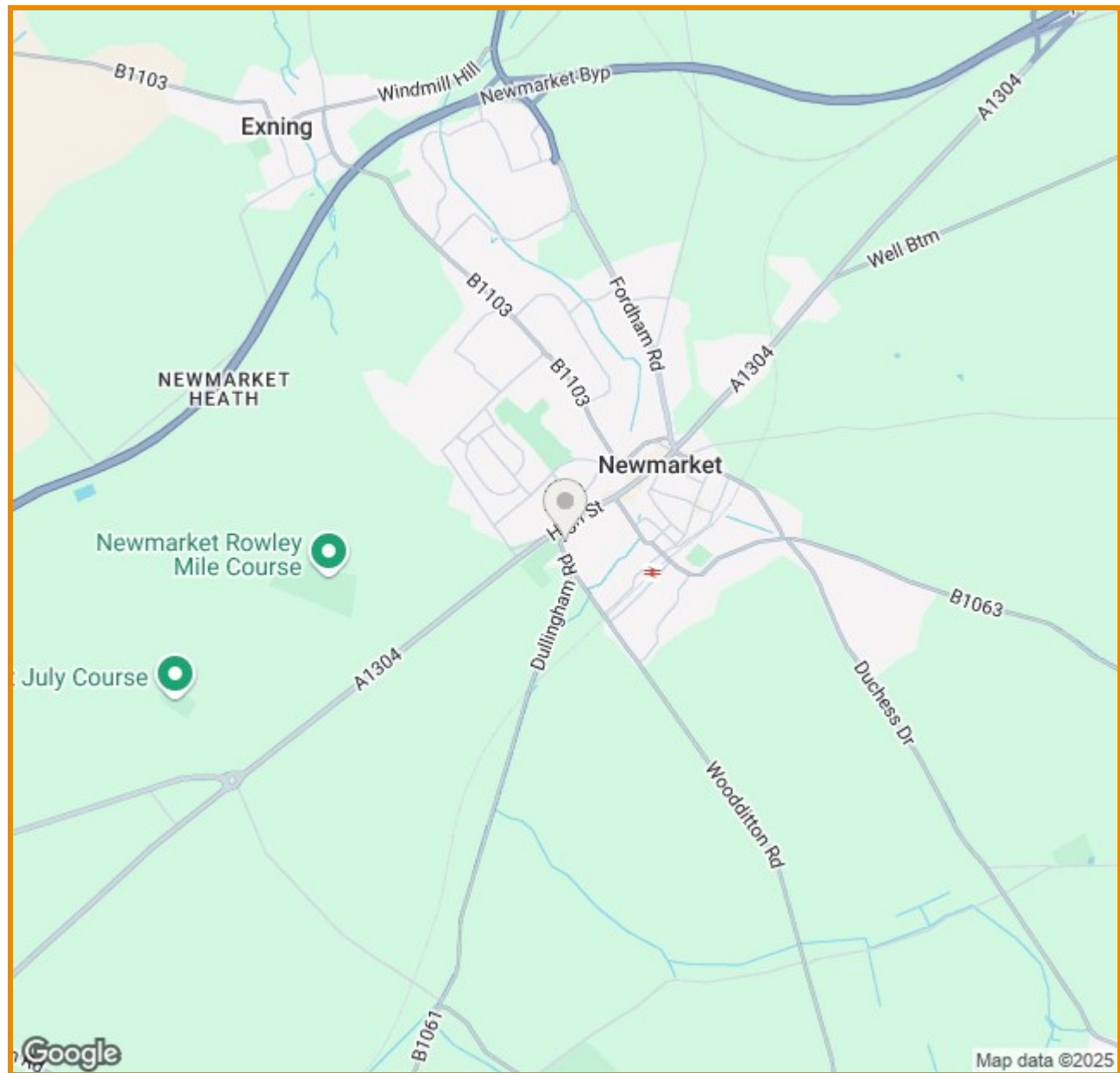
Square Footage - 904.168

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		
(69-80) C	70	77
(55-68) D		
(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 - C
Local Authority - West Suffolk



Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.

