

## Flat 6 38/40 Old Station Road, Newmarket, CB8 8DN

£1,080 PCM

- ONE BEDROOM FLAT
- DOUBLE GLAZING
- MUST BE VIEWED
- Utilities mains supplied, Gas, Water and Electric

- BASEMENT
- PART FURNISHED
- EPC: C:76

- INTEGRATED APPLIANCES
- CLOSE TO AMENITIES
- COUNCIL TAX BAND: A

## Directions

## Viewings

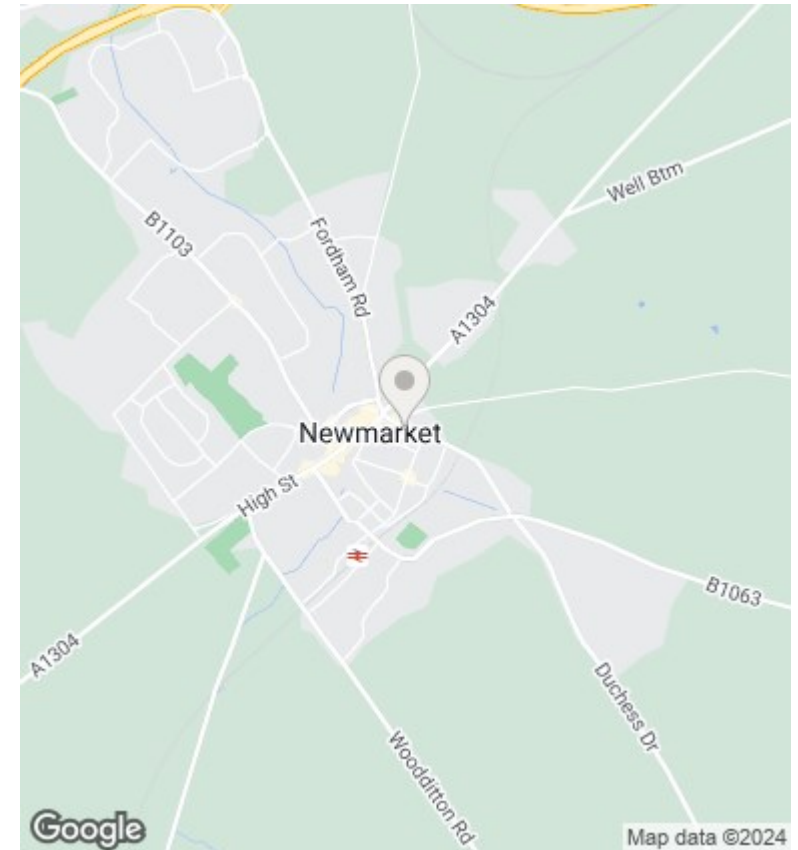
Viewings by arrangement only. Call 01284 766884 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(69-80) C			
(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	

Holding deposit equivalent to one week's rent required upon application. Other fees may apply during the tenancy.