

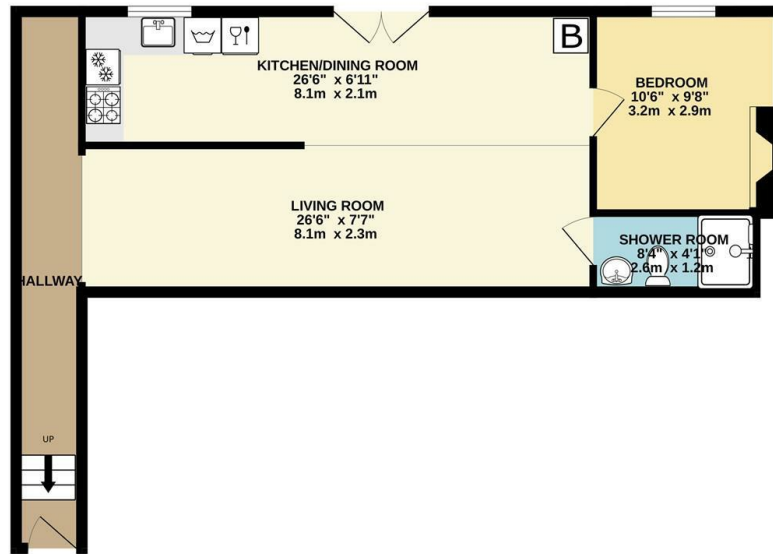


Flat 2 38-40 Old Station Road, Newmarket, CB8 8DN

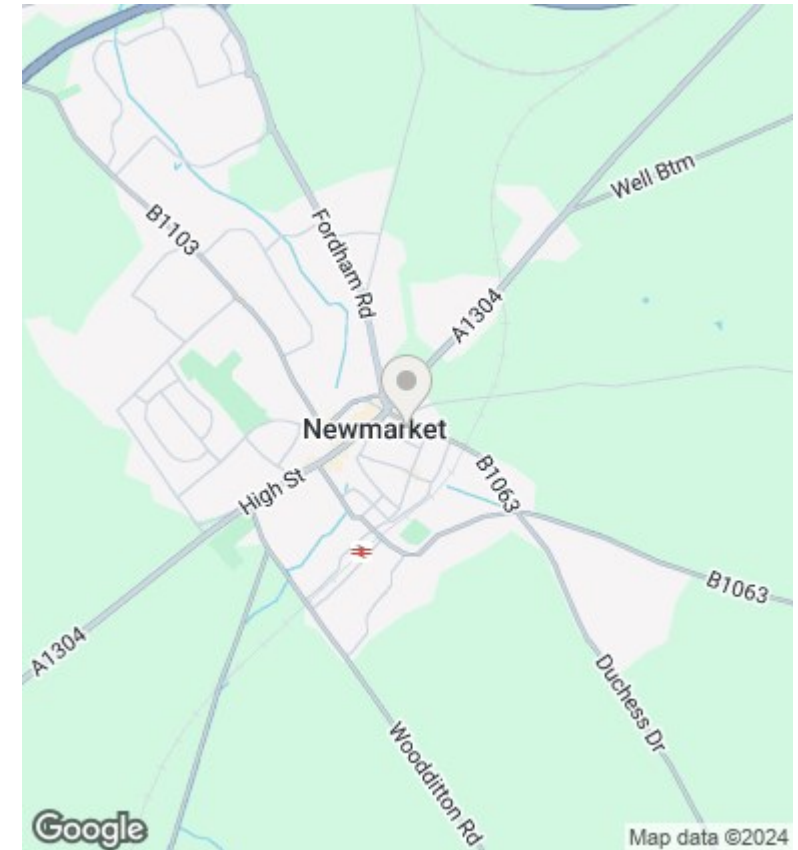
£1,080 PCM

- ONE BEDROOM FLAT
- DOUBLE GLAZING
- UTILITIES: Mains Gas, Electric, Water and Sewerage
- MODERN
- ENGINEERED OAK FLOORS
- INTEGRATED APPLIANCES
- LIGHT AND AIRY

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA - 610 sq.ft. (56.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(69-80) C		69	69
(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.