



**1 Mill Mews 34 Mill Hill
Newmarket, CB8 0JB
Offers In Excess Of £200,000**

1 Mill Mews 34 Mill Hill, Newmarket, CB8 0JB

A stunning ground floor apartment set on the fringes of the town centre and perfectly located within striking distance of all local restaurants and shops.

Stylishly presented and offering open plan living, this property offers an impressive kitchen/living room with built in appliances, two double bedrooms and bathroom.

Externally the property offers GARDEN and GARAGE facilities.

Ideal first time purchase or ideal for the investment market with a yield approx £1200 a month achievable.

No CHAIN – viewing recommended.

Council Tax: C (West Suffolk)

EPC (C)

Entrance Hall

With storage cupboard and door through to the:

Kitchen/Living Room 20'2" x 13'10" (6.17 x 4.22)

Open kitchen/dining room with both eye and base level storage units with working tops over, integrated electric oven and hob with extractor fan, fridge/freezer, dishwasher, storage cupboard, single stainless steel sink with drainer and window to the front and side aspects.

Bedroom 1 12'5" x 9'6" (3.81 x 2.90)

With built in wardrobes, radiator and window to the rear aspect.

Bedroom 2 13'10" x 7'6" (4.22 x 2.30)

With radiator and window to the side aspect.

Bathroom 7'7" x 7'6" (2.32 x 2.29)

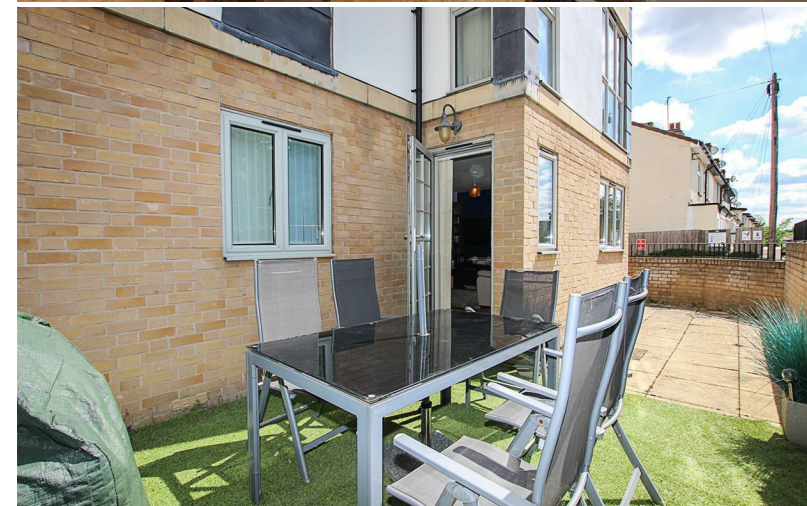
Suite comprising panelled bath, low level WC, pedestal wash hand basin, heated towel rail, tiled floor and window to the side aspect.

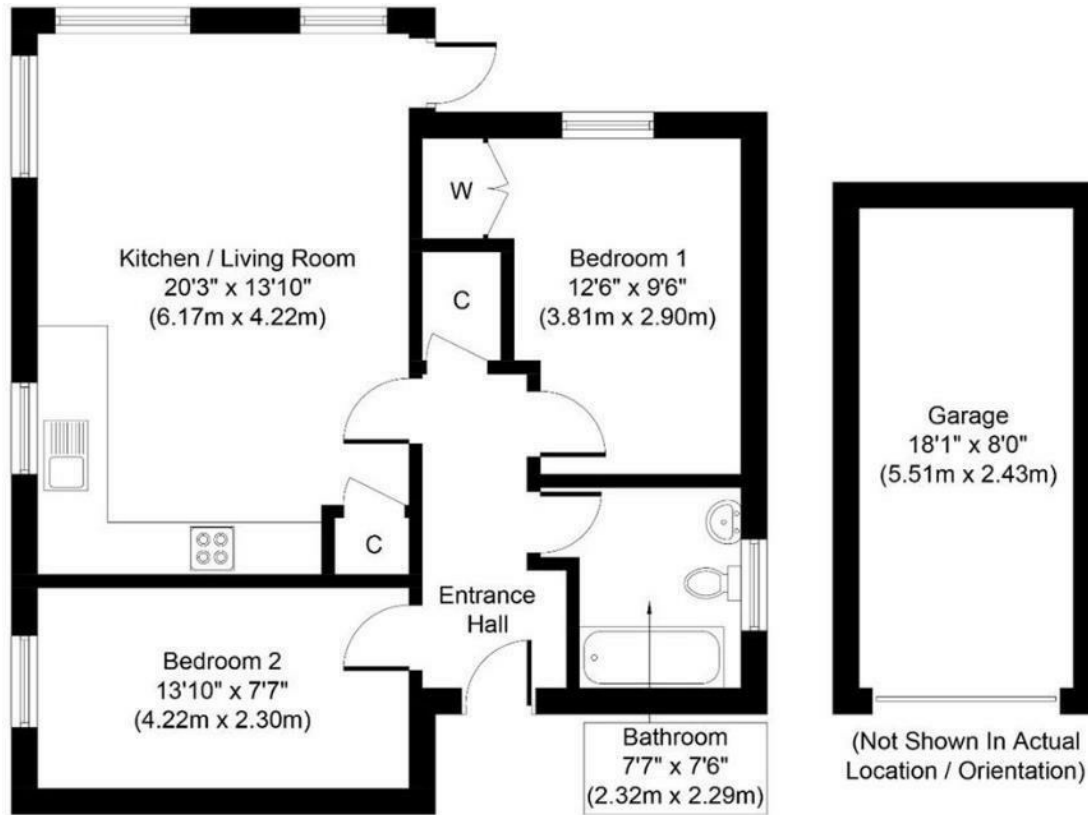
Garage 18'0" x 7'11" (5.51 x 2.43)

Up and over door with light and power connected.

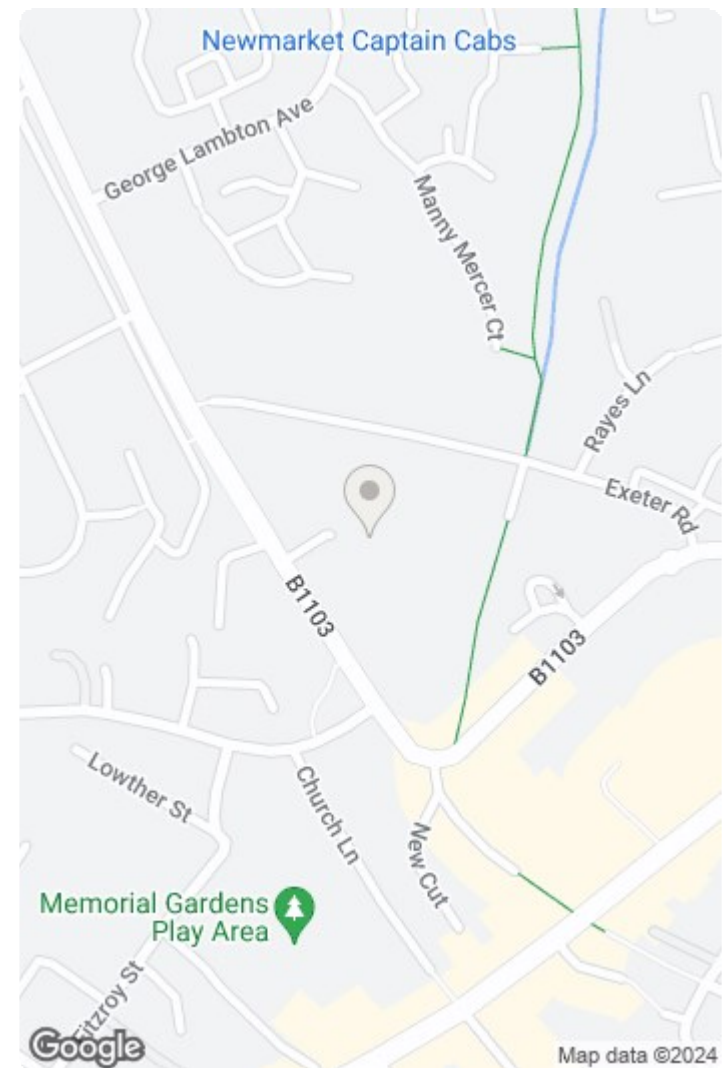
Agency Notes

Leasehold - 139 years remaining.





Ground Floor
Approximate Floor Area
(Including Garage)
765 Sq. ft.
(71.0 Sq. m.)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	79		

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