



**34 Mill Hill, Newmarket, CB8 0JB**

**Guide Price £200,000**



## 34 Mill Hill, Newmarket CB8 0JB

A stunning first 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 GARAGE facilities.

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

### Entrance Hall

Access via door to communal entrance, storage cupboard.

### Kitchen/ Living Room 20'3 x 13'10 (6.17m x 4.22m)

Modern fitted kitchen with a range of matching solid oak eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated electric oven with hob and extractor hood above, integrated fridge/freezer and integrated dishwasher. Laid wooden flooring, TV connection point, radiator and windows to front and side aspect.

### Bedroom 1 12'6 x 9'6 (3.81m x 2.90m)

Double bedroom with double sliding door wardrobes, radiator and window to the front aspect.

### Bedroom 2 13'10 x 7'7 (4.22m x 2.31m)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

### Bathroom

Three piece bathroom suite comprising a low level WC, pedestal wash basin, panelled bath with wall mounted shower and glass screen, tiled walls and flooring, heated towel rail and obscured window to the side aspect.

### Outside

There is a garage and parking space. The garage has up and over door with light and power connected.

### PROPERTY INFORMATION

Maintenance fee - £214.73 per month

EPC - tbc

Tenure - Leasehold - approx. 138 yrs left

Council Tax Band - E (West Suffolk)

Property Type - First Floor Apartment

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - tbc

Parking - Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast

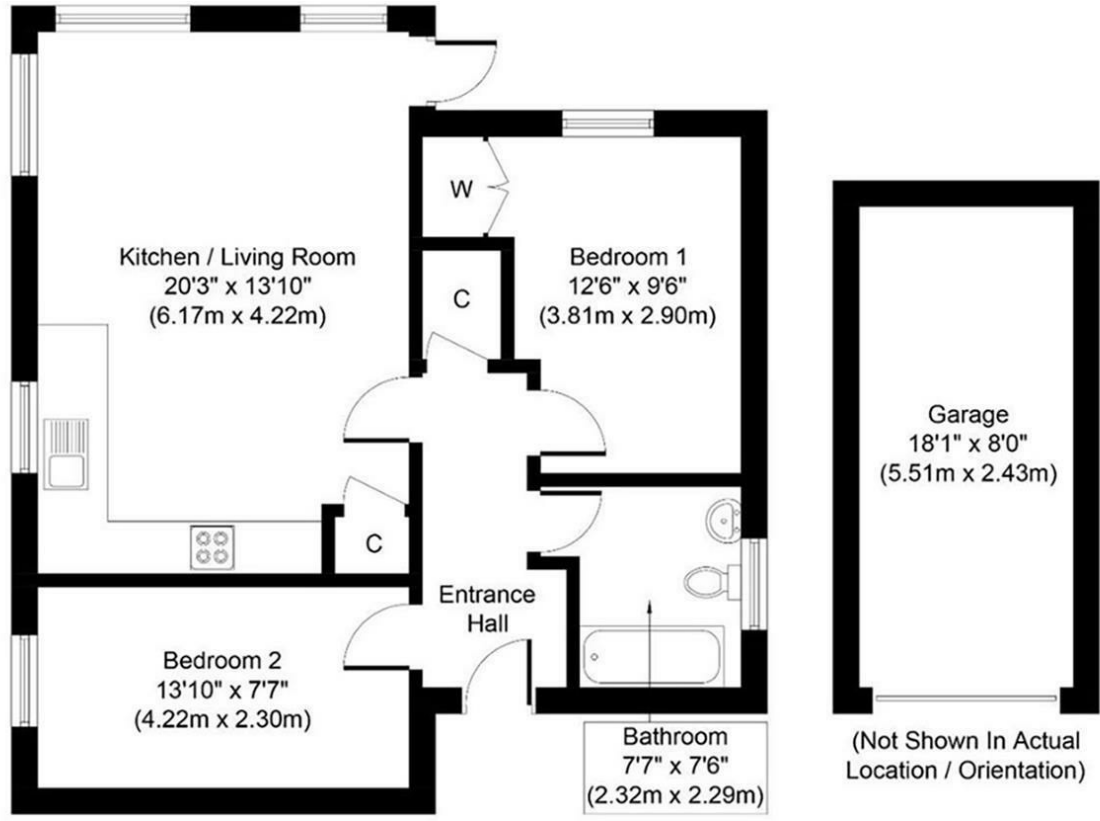
available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements,

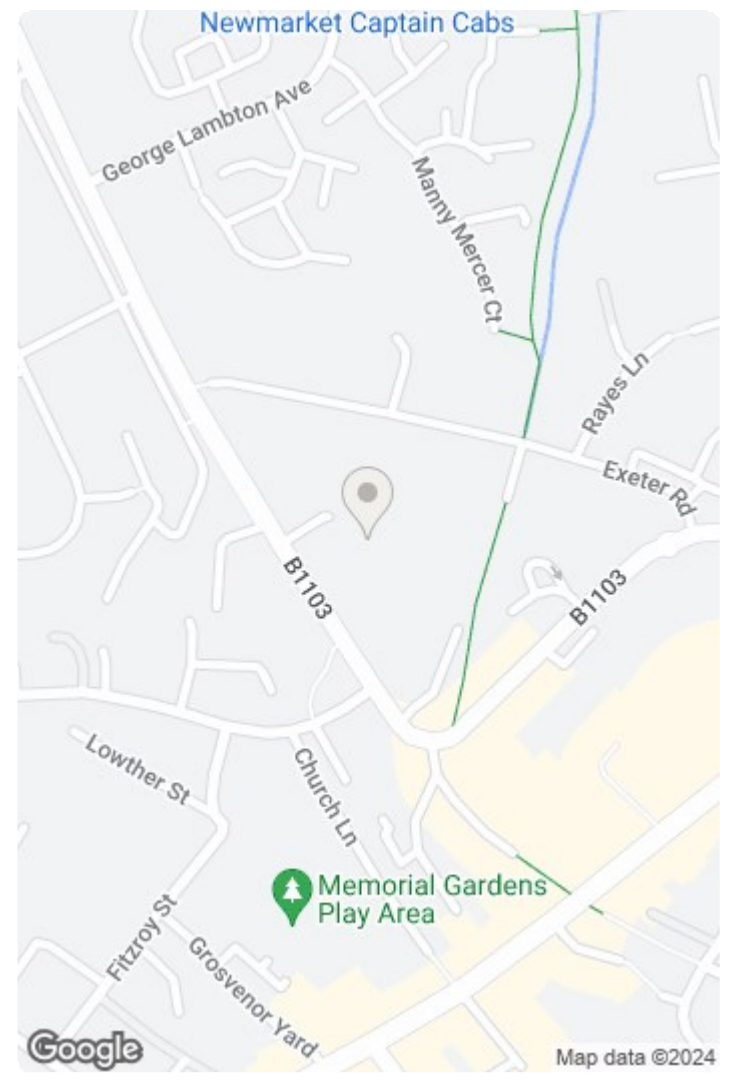
Covenants - None that the vendor is aware of





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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

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