Clarke Philips

Estate Agents & Property Management



NOEL MURLESS DRIVE | NEWMARKET

*Ideal For USAF Personnel - Easy Access to High Street & A11/A14*

# NOEL MURLESS DRIVE | NEWMARKET

## £1,200 Per Month

## FEATURES

- Extremely spacious three-bedroom first-floor apartment
- Ideal for USAF Personnel
- Ensuite Shower Room, Family Bathroom, Separate WC
- Large Storage Room
- Walking distance of Newmarket town centre
- Close to Tesco, Aldi, Waitrose and Newmarket Sports Centre
- Available now, unfurnished
- Excellent access to the A11 and A14

## DESCRIPTION

IDEAL FOR USAF PERSONNEL - Spacious Three-Bedroom First-Floor Apartment – Available Now
An exceptionally spacious three-bedroom first-floor apartment, ideally situated within easy reach of Newmarket town centre, local amenities and excellent transport links. Available now and offered unfurnished, this property provides generous living accommodation and is particularly well suited to USAF personnel stationed at RAF Lakenheath or RAF Mildenhall.

The accommodation comprises a large and bright lounge/diner, a fully fitted kitchen, three generously sized bedrooms, including a principal bedroom benefiting from an en-suite bathroom, together with a separate WC. The apartment also offers generous built-in storage cupboards throughout, providing excellent practical storage space.

Conveniently positioned within walking distance or a short drive of Newmarket town centre, the property benefits from a wide range of nearby amenities, including Tesco, Aldi and Waitrose supermarkets. Newmarket Sports Centre, offering gym and leisure facilities, is also within easy reach.

For commuters, the property offers excellent access to the A11 and A14, providing convenient road connections to Cambridge, Bury St Edmunds and the surrounding areas, as well as RAF Lakenheath and RAF Mildenhall.

Offered unfurnished and available for immediate occupation, this exceptionally spacious apartment is ideal for those seeking comfortable accommodation with excellent access to Newmarket and the surrounding area.














Soak



# NOEL MURLESS DRIVE | NEWMARKET

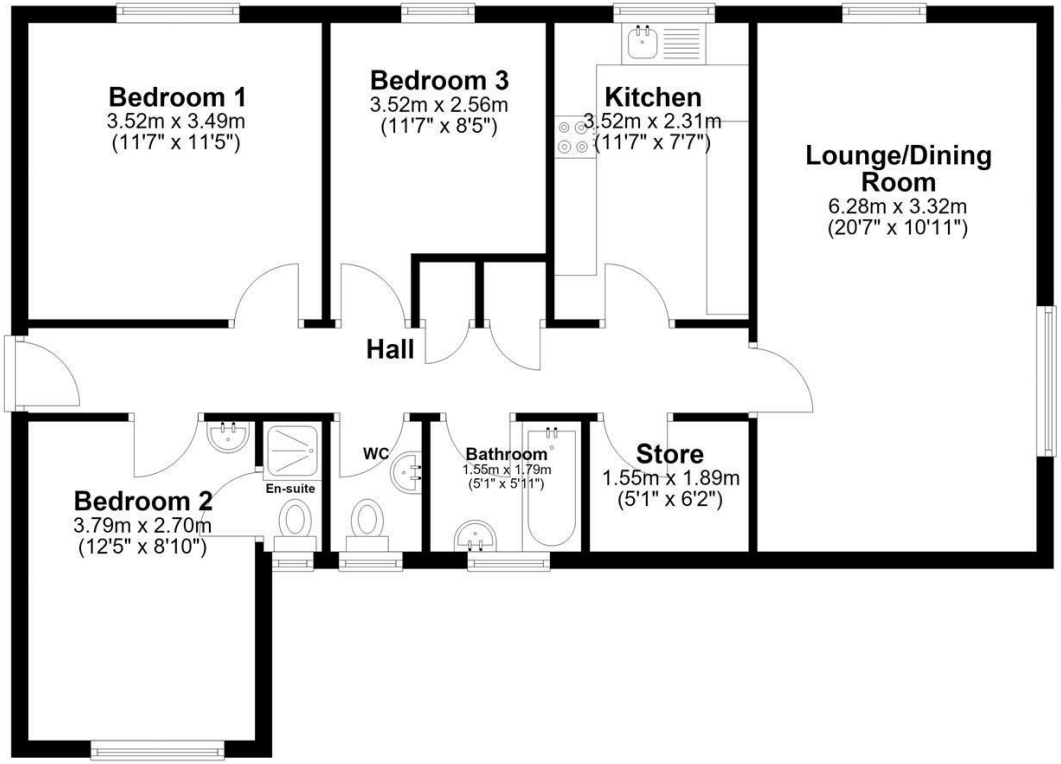
*Available Now*





## Ground Floor

Approx. 81.3 sq. metres (875.0 sq. feet)




Total area: approx. 81.3 sq. metres (875.0 sq. feet)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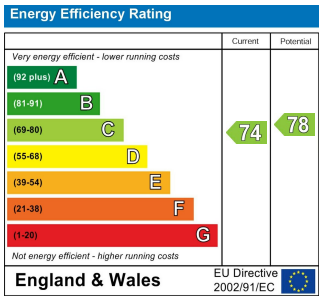
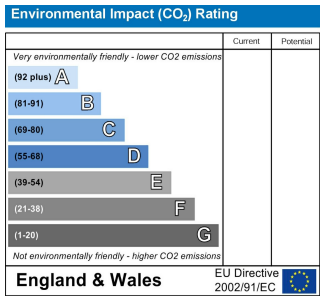
Council Tax Band : B





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.