



Bush & Co.



## Flat 2, 168 High Street, Newmarket - £1,350 PCM

A spectacular and very spacious two double bedroom, top floor apartment with parking located just minutes from Newmarket High Street with its many shops, cafes and local amenities and quick access to Newmarket Train Station, surrounding close by villages and major road links including the A14 and A11.

### Entrance

Secure communal entrance with stairs leading to top floor apartment

### Entrance Hall

Spacious entrance hall with entry phone system

### Kitchen/Living Room

25'10" x 15'6" (7.88 x 4.74)  
Bright open plan kitchen/living room Fitted modern kitchen with integrated fridge freezer and dishwasher, induction hob with extractor fan and electric oven and space for washing machine and tumble drier (not supplied)

### Bedroom 1

15'5" x 12'5" (4.72 x 3.79)  
Large master bedroom with fitted wardrobes

### Bedroom 2

15'6" x 12'5" (4.74 x 3.79)  
Second double bedroom with fitted wardrobes and ensuite shower room

### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Bathroom

6'8" x 8'9" (2.04 x 2.69)  
Modern family bathroom with shower over bath, WC, heated towel rail and hand basin with storage and mirror

### Parking

Off street allocated parking available

### Key Information

EPC Rating – B  
Council Tax Band – B (West Suffolk Council)  
Rent – £1350 pcm (£311 pw)  
Deposit – £1557  
Available unfurnished 15th September 2026  
Long term tenancy

- Two Double Bedrooms
- Top Floor Apartment
- 95.7 sqm / 1031 sqft
- Great Location
- Gas Central Heating
- Two Bathrooms
- Off Street Parking
- Spacious Living Room/Kitchen
- High Performance Glazing

