



Birdcage Walk, Newmarket, CB8 0NE

CHEFFINS

Birdcage Walk

Newmarket,
CB8 0NE

A 2 bedroom first floor apartment located walking distance from the High Street. The property offers a spacious living space, kitchen with appliances, two bedrooms and a stylish bathroom. Further benefits include garage and parking space, communal gardens and gas fired central heating. EPC C. Council tax band C. Available Now.

LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

2 1 1

£1,250 PCM





ENTRANCE HALL

with coat rack.

BEDROOM ONE

with built in wardrobe and window to side aspect.

BEDROOM TWO

with window to side aspect.

BATHROOM

with bath with shower over and inset taps, sink with vanity unit and WC, heated towel rail and storage unit on wall.



KITCHEN

with wall mounted and base units with worktops and tiled upstands, built in oven with extractor over, slimline dishwasher, washing machine, freestanding fridge/ freezer and gas fired boiler located behind the fridge.



LIVING ROOM

with high ceilings and period features, window over communal gardens.

OUTSIDE

There are large communal gardens which are maintained by the block management and can be used by all

residents.

Nearby the building there is a garage for storage and one parking space.

Letting Agents Notes

Deposit - £1442.00

Holding Deposit - £288.00

EPC - C

Council Tax - C

Square Footage - 699.654

For more information on this property please refer to the Material Information brochure on our Website.

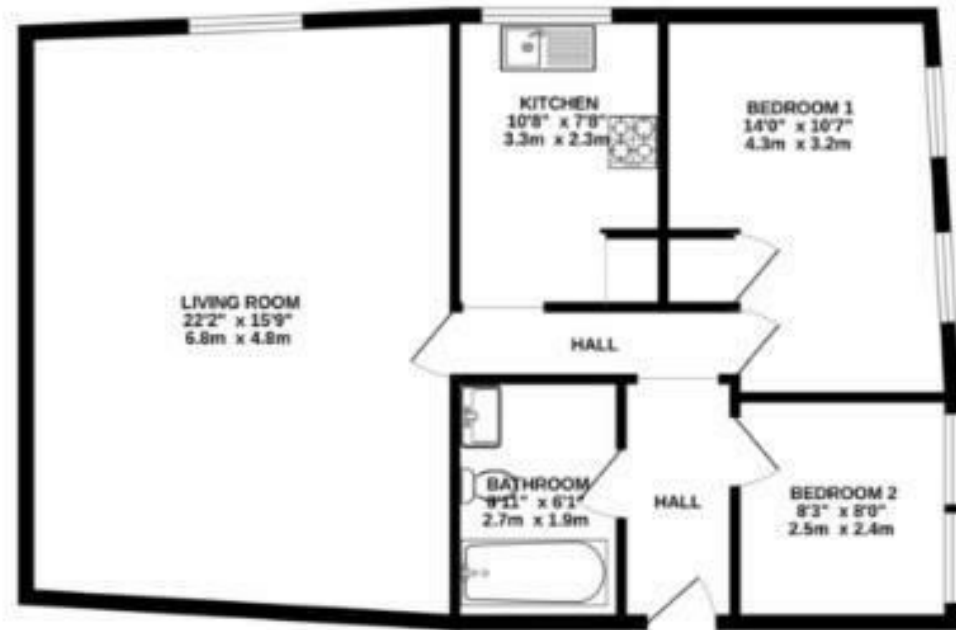


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,250 PCM
Council Tax Band - C
Local Authority - West Suffolk

FLAT 7, GRAHAM HOUSE, BIRDCAGE WALK, NEWMARKET, CB8 ONE

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



3 BED FLAT
TOTAL FLOOR AREA - 700 sq.ft. (65.0 sq.m.) approx.
*These energy ratings have been calculated in accordance with the assumptions of the Standard Assessment Procedure (SAP) and are based on the information provided by the seller. The actual energy performance of the property may vary depending on the actual use of the property and the condition of the building. The energy performance of the property is not guaranteed and is subject to change. The energy performance of the property is not guaranteed and is subject to change. The energy performance of the property is not guaranteed and is subject to change.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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