



**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

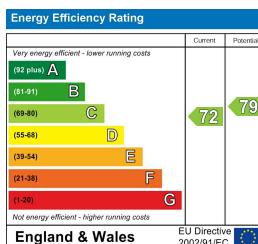
Holding Deposit - £288.00

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.



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

## FLAT 7, GRAHAM HOUSE, BIRDCAGE WALK, NEWMARKET, CB8 0NE

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



1 BED FLAT

TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.

These sales particulars have been drawn up in good faith and the information contained herein, notwithstanding general terms of sale, is given without responsibility for any errors, omissions or inaccuracies. Prospective purchasers must satisfy themselves as to the correctness of the information given. The vendor, lessor and agent do not guarantee that the property is free from any encumbrances. The vendor, lessor and agent do not guarantee that the property is suitable for general residential purposes. The vendor, lessor and agent do not guarantee that the property is suitable for any other purpose.

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>.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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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