

39 - 41 High Street, Newmarket, CB8 8NA

CHEFFINS

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Newmarket,
CB8 8NA

2 2 1

£1,500 PCM



A superb first floor apartment nestled in the heart of Newmarket and offering a delightful blend of comfort and convenience. The property was recently refurbished throughout whilst retaining many character features and the layout has been thoughtfully designed. Further features include 2 double bedrooms - both with ensuite, open plan kitchen / living room, double glazing and gas central heating. EPC: C, Council Tax Band: B.

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.








Communal Entrance Hall
With stairs to first floor.

Hallway
With 2 storage cupboards.

Bedroom 1
With window to front, feature fireplace (fireplaces are ornamental and must not be used for fires), storage cupboard.

Ensuite Bathroom
With low level WC, pedestal handbasin, panelled bath, heated towel rail, tiled walls and floor.

Bedroom 2
With window to front, feature fireplace (fireplaces are ornamental and must not be used for fires), storage cupboard.

Ensuite Shower Room
With low level WC, handbasin, enclosed shower cubicle, tiled floor and walls, heated towel rail.

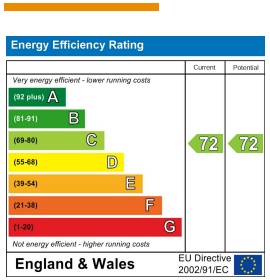
Open Plan Kitchen / Living Room
With a range of built in base and wall units, inset sink with mixer tap, integrated self-cleaning oven with gas hob and extractor hood over, worktops, fridge freezer, dishwasher, washing machine, tumble dryer, door to terrace (not for recreational use), radiator.

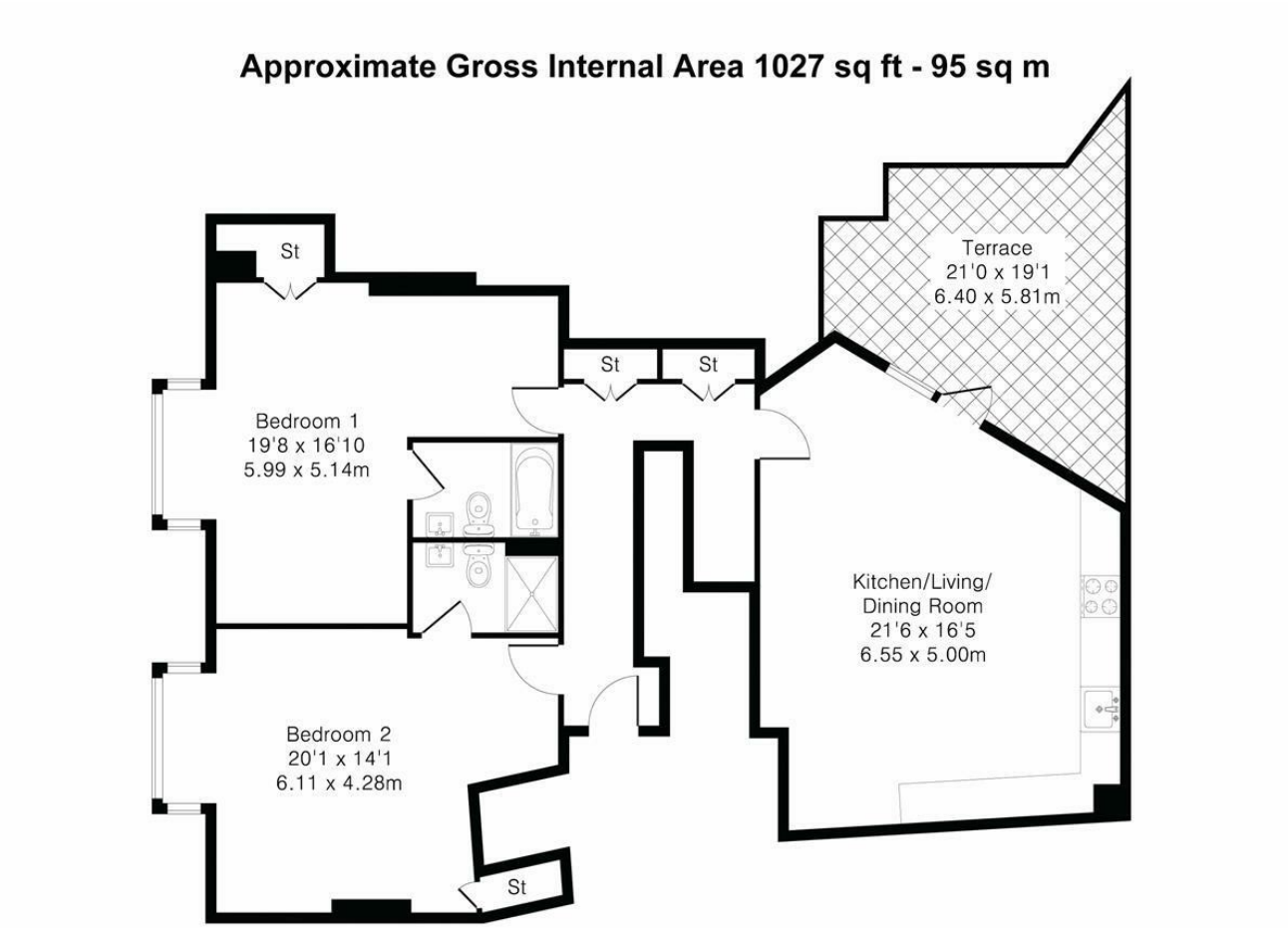
Outside
There is a roof terrace which is not to be used for any recreational purpose, but only for access to the yard, the tenant's bins and refuse collection from Palace Street. There is no right for the occupants of the flats to use the yard except as right of way and for storage of their bins.

Letting Agents Notes
Deposit - £1730.00
Holding Deposit - £346.00
There is pay parking available nearby.









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Local Authority - West Suffolk Council

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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Agents note:

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

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RICS

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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.