

CHEFFINS



Heasman Close, Newmarket, CB8 0SS

£950 PCM



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

- Minimum 6 Month Tenancy
- One Bedroom
- Fitted Kitchen
- Gas Central Heating
- 2 Allocated Parking Spaces
- Communal Gardens
- Available mid September

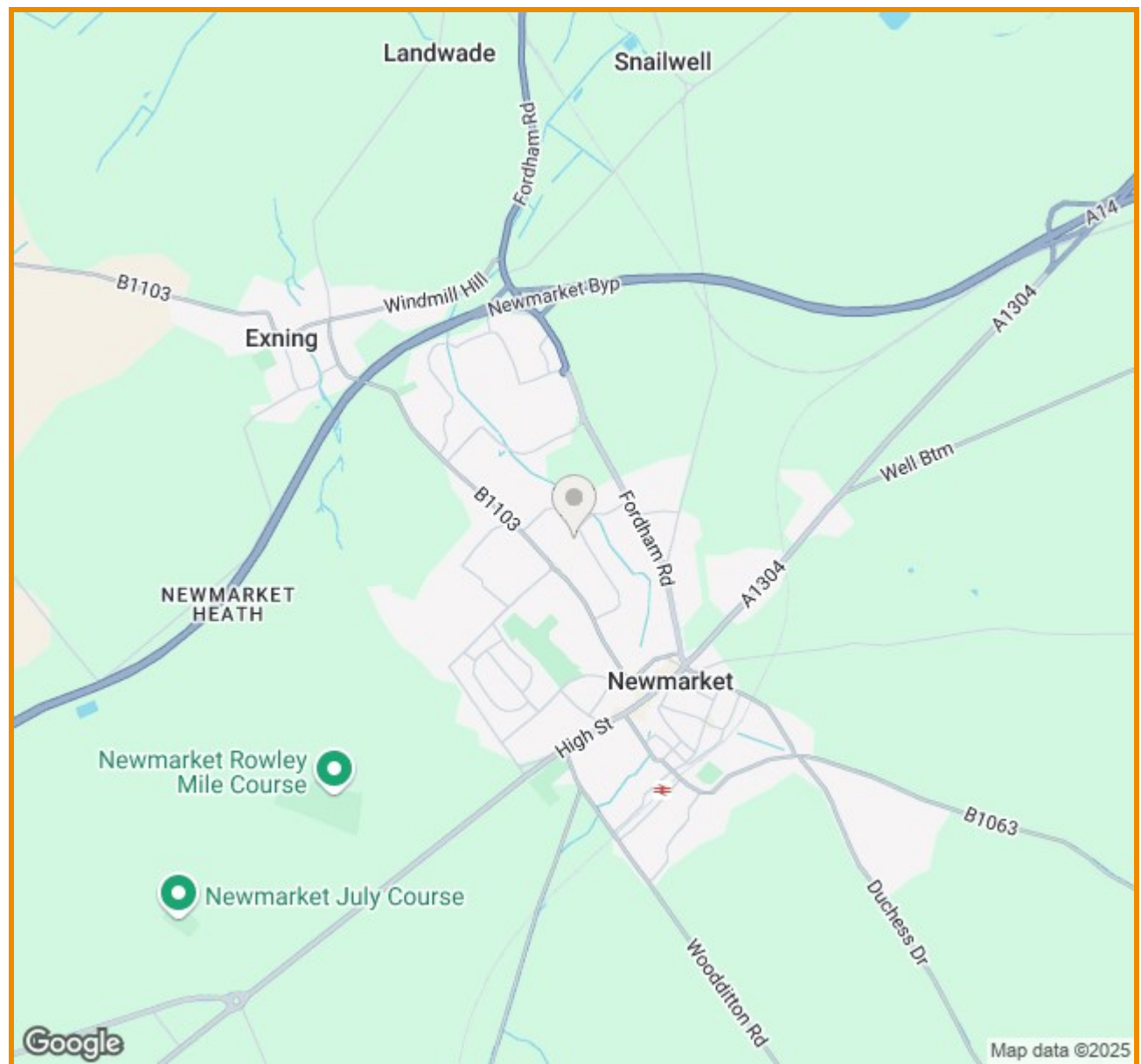
A well-presented 1 bedroom ground floor flat offering a bright living room, one bedroom with storage and shower room. It is conveniently situated close to amenities including shops, leisure facilities and the town centre. There is two allocated parking spaces behind a gated entrance. Council tax band B. EPC Rating C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	

£950 PCM

Council Tax Band – B

Local Authority – West Suffolk Council



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.



CHEFFINS