



Coronation Court, Newmarket, CB8 9BL

**CHEFFINS**



## Coronation Court

Green Road, Newmarket,  
CB8 9BL

- Minimum 12 month tenancy
- Duplex apartment
- Recently modernised throughout
- Kitchen fitted with appliances
- Gas central heating
- Ideal location for commuters
- Allocated parking for one car
- Spacious landing / study area

An immaculately presented first floor, two bedroom duplex apartment located in a prime location, opposite the train station and a short walk into the town centre. The flat offers spacious accommodation over two floors, newly fitted kitchen with integrated appliances, two bedrooms, two bathrooms and spacious study area on the first floor landing. Additionally benefits are gas fired central heating and allocated parking. Council tax band D. EPC Rating C.

 2  2  1

**£1,600 PCM**





## 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.



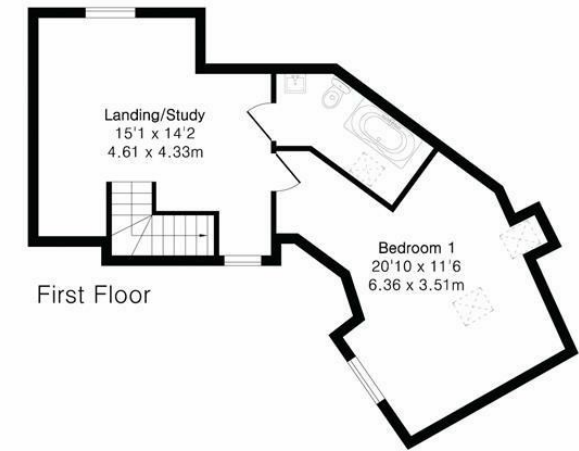
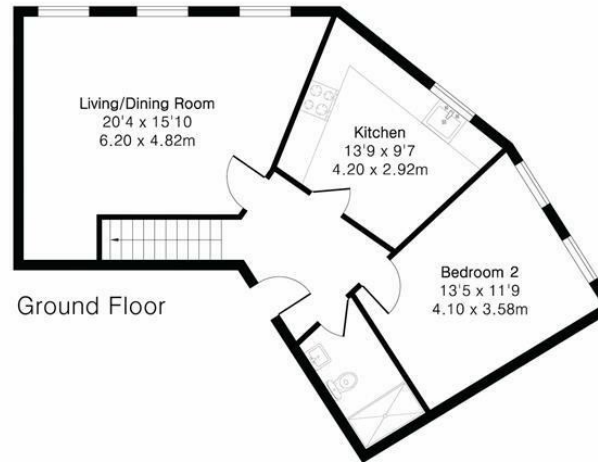
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

£1,600 PCM  
Council Tax Band - D  
Local Authority - West Suffolk

**Approximate Gross Internal Area 1085 sq ft - 101 sq m**

Ground Floor Area 626 sq ft - 58 sq m

First Floor Area 459 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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**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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