

Green Road, Newmarket, CB8 9BL

CHEFFINS

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Newmarket,
CB8 9BL

3 3 1

£1,500 PCM



A well presented 3 bedroom apartment forming part of an elegant period residence in a sought after location close to the railway station, and with good access to the town centre. The property benefits from large rooms with high ceilings and attractive period sash windows, a well equipped modern fitted kitchen/diner and 2 ensuite bathrooms. Further benefits include allocated off-road parking, gas central heating and communal gardens. EPC rating C., Council Tax Band E.

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.








ENTRANCE HALL
with entrance door, stairs leading down to basement rooms, galleried hallway with large sliding sash window to front aspect, radiator, telephone intercom to the front door.

KITCHEN
with 1½ bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, work tops and tiled splashbacks, integrated Bosch appliances including stainless steel oven and grill with 4-burner gas hob and stainless steel chimney style extractor hood over, slimline dishwasher, washing machine and integrated fridge and freezer, cupboard housing Vaillant gas-fired combination boiler, radiator, recessed ceiling spotlights, sliding sash window to side aspect.

SITTING / DINING ROOM
with 2 radiators, 4 sliding sash windows to front aspect

BEDROOM 3 / STUDY
with radiator, window to front aspect.

SHOWER ROOM
with tiled shower cubicle, pedestal hand basin and low level WC, part panelled walls, ladder style heated towel rail, integrated mirrors, extractor fan, recessed ceiling spotlights.

BASEMENT LEVEL

LOWER HALLWAY
with telephone intercom unit, radiator, under stairs storage cupboard.

MASTER BEDROOM
with recessed ceiling spotlights, 2 radiators, window to rear aspect, borrowed light to front.

ENSUITE BATHROOM
with panelled bath with mixer tap and shower attachment, tiled shower cubicle, pedestal hand basin, low level WC, part panelled walls, ladder style heated towel rail, recessed shelving unit, integrated mirrors, extractor fan, recessed ceiling spotlights, borrowed light to front aspect.

BEDROOM 2
with recessed area with hanging rails, radiator, recessed ceiling spotlights, window to rear aspect.

DRESSING AREA
with recessed ceiling spotlights, radiator.

ENSUITE BATHROOM
with panelled bath with mixer tap and shower attachment, pedestal hand basin and low level WC, part panelled walls, ladder style heated towel rail, built in cupboard, integrated mirrors, recessed ceiling spotlights, extractor fan.

OUTSIDE
There is a communal shingled courtyard area with paved pathways, shrub beds and outside tap. There is also a communal brick built secure meter and bin store.

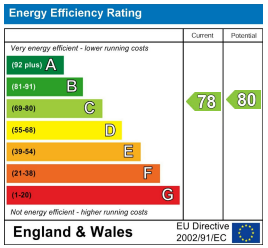
ALLOCATED PARKING SPACE with additional visitor parking available.

Letting Agents Notes
Deposit - £1730.00
Holding Deposit - £346.00
EPC - C
Council Tax - E
Square Footage -1485.42

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











£1,500 PCM
Council Tax Band - E
Local Authority -
West Suffolk Council

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

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.