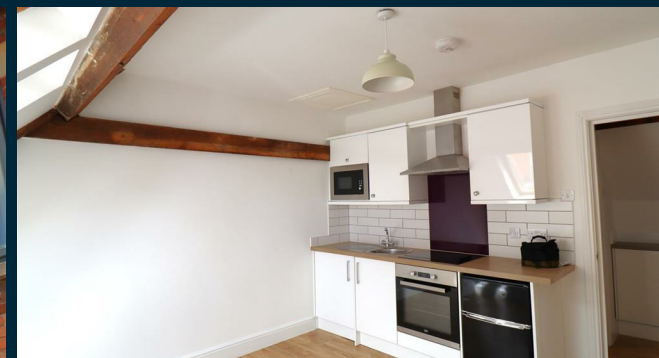


# CHEFFINS



Exeter Road, Newmarket, CB8 8LT

£875 PCM



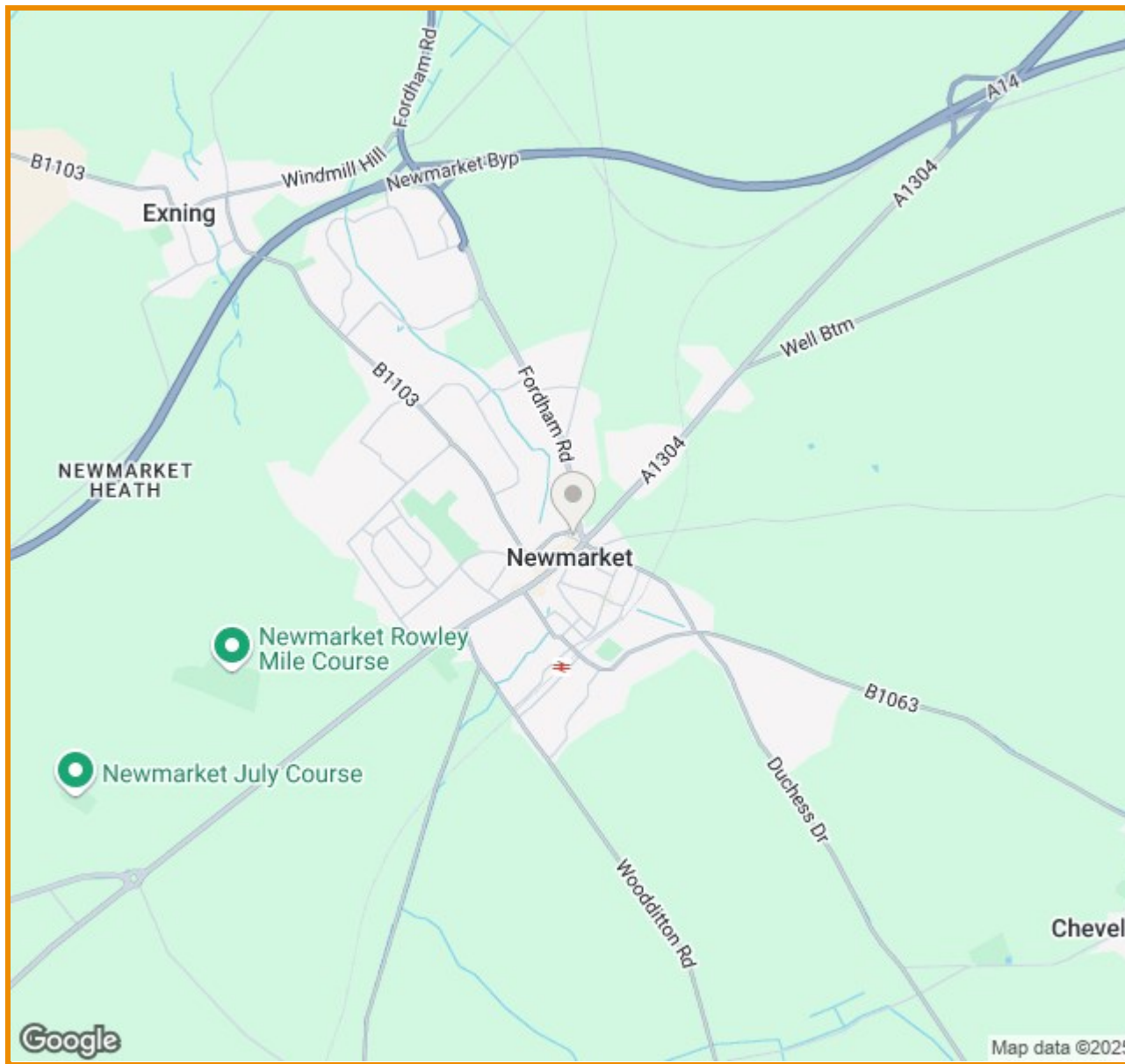
Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

- Minimum 6 Month Tenancy
- Town Centre Location
- 1 Bedroom
- Electric Heating
- Available Now
- Integrated appliances
- One allocated parking space

A well presented contemporary 1 bedroom first floor apartment with a well equipped fitted kitchen and living area, a double bedroom and a stylish shower room. Additional benefits include integrated appliances such as fridge / freezer and washing machine, original features of the building and a secure entrance intercom system. Available August 2025. EPC: C, Council tax band A.

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>	77	77
(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	

£875 PCM  
Council Tax Band - A  
Local Authority - West Suffolk



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



**CHEFFINS**

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.