

CHEFFINS



22 Bury Road, Newmarket, CB8 7BU

£895 PCM



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

- Minimum 6 month tenancy
- Kitchen / Diner
- Sitting / Bedroom
- Bathroom
- Parking
- Communal Gardens
- Studio – Single Occupancy

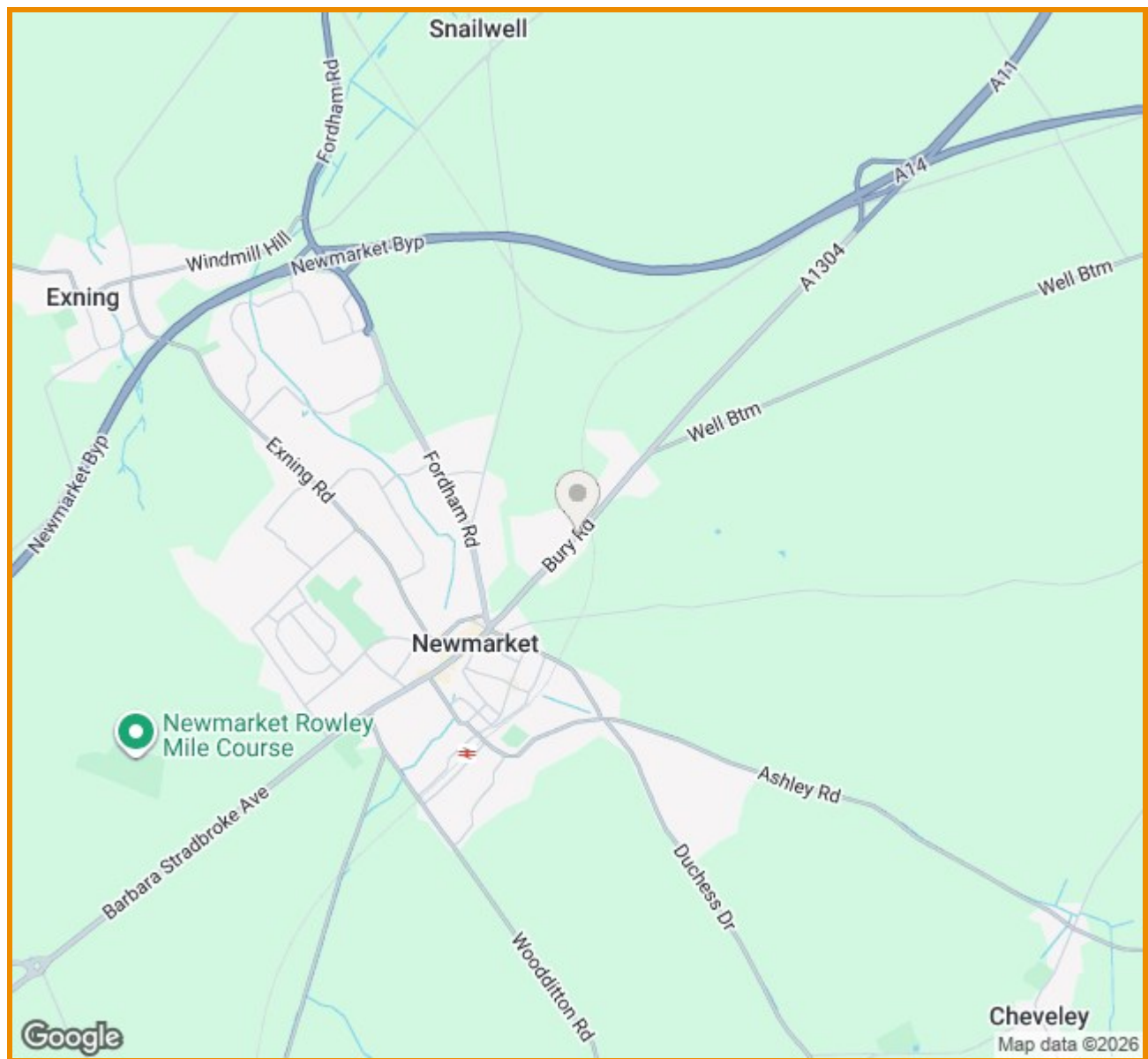
A well presented ground floor studio apartment forming part of a sought after complex on Bury Road, about 1 mile from the town centre. The open plan living accommodation includes a kitchen/dining room, a sitting/bedroom area and a bathroom. Further benefits include parking and communal gardens. EPC D. Council tax band A.

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

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Council Tax Band – A

Local Authority – Forest Heath



Agents note:

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.



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