



Falmouth Avenue, Newmarket, CB8 0NA

CHEFFINS

Falmouth Avenue

Newmarket,
CB8 0NA

- Minimum 6 Month Tenancy
- 2 Double Bedrooms – 1 Ensuite
- Large Sitting/Dining Room
- Well Equipped Fitted Kitchen
- Communal Gardens
- Gated Access
- Allocated Parking
- First Floor Apartment
- Available September 2025

A 2 bedroom first floor apartment forming part of a sought after gated development conveniently situated for the High Street and the racecourse. The property benefits from a large open plan sitting/dining room, a well equipped fitted kitchen and a master bedroom with ensuite bath/shower room. Additional features include a further shower room, attractive communal gardens and allocated parking. EPC: C, Council Tax Band: E



£1,500 PCM





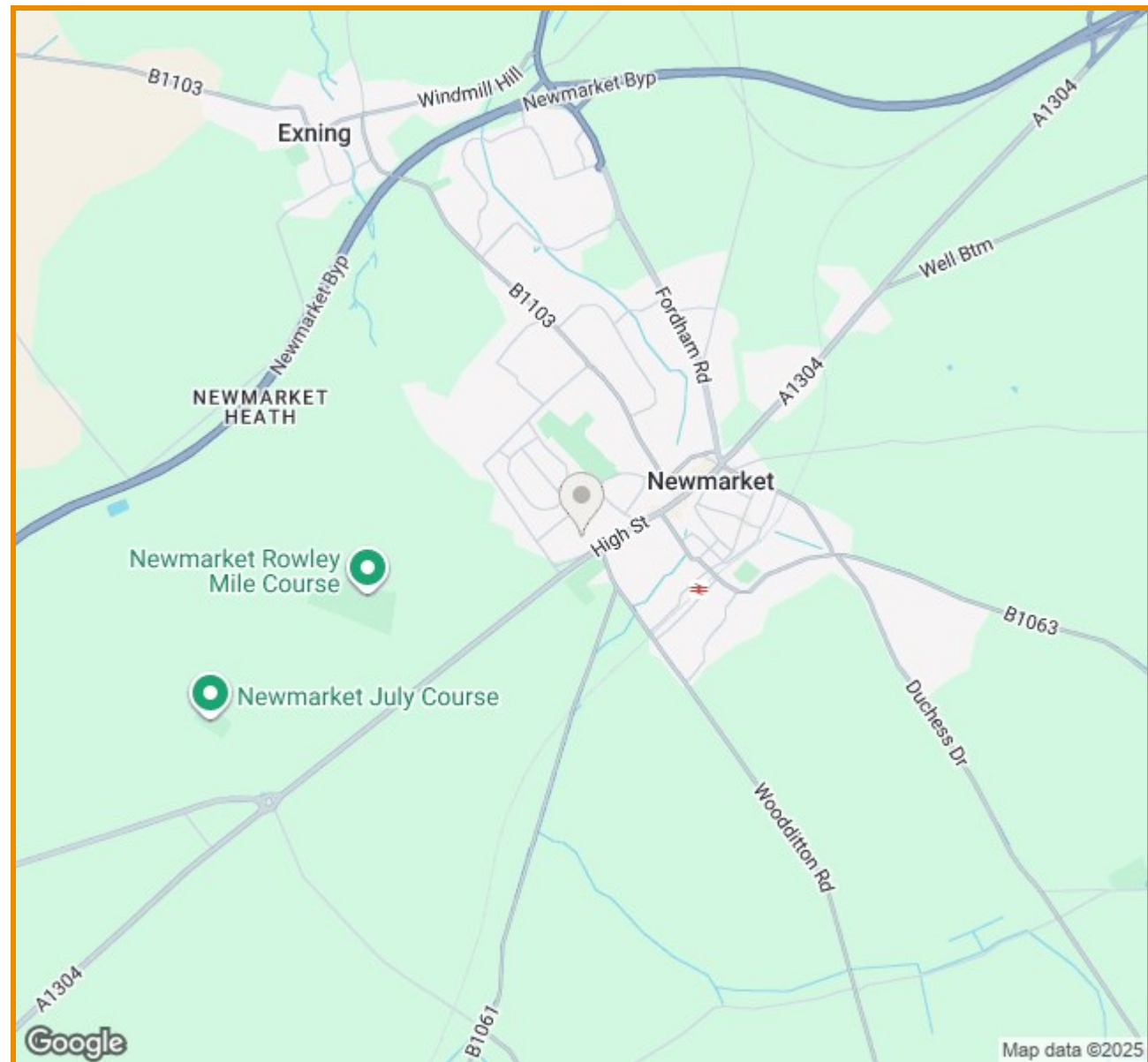
LOCATION

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) A		
(81-91) B		
(69-80) C	78	78
(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	

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



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.

