



Falmouth Avenue, Newmarket, CB8 0NA



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A luxury ground floor furnished apartment forming part of a sought after gated development. The property benefits from a large open plan sitting/dining room, a well equipped modern fitted kitchen and a master bedroom with ensuite bath/shower room. Additional features include a further shower room, underfloor heating, attractive communal gardens, allocated parking and access to shared gym facilities. EPC: 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.

2 1 1

£1,600 PCM





ENTRANCE HALL

With storage cupboards, laundry and airing cupboard.

SITTING ROOM

With an electric wood burning stove effect fireplace with a stone hearth and surround, engineered wood floor, windows to rear aspect with French doors leading to the rear terrace and grounds.

KITCHEN

with a range of fitted base and wall units comprising 1½ bowl stainless steel sink unit with mixer tap, inset to granite worktops and upstands, integrated appliances including stainless steel oven, grill and microwave, 4-ring ceramic hob with stainless steel splashbacks and extractor hood over, integrated fridge, freezer and dishwasher, tiled flooring, recessed ceiling spotlights, window to rear aspect.

SHOWER ROOM

With tiled shower cubicle, hand basin with mixer tap, low level WC, tiled flooring and part tiled walls, ladder style heated towel rail, shaver point, extractor fan, recessed ceiling spotlights.

MASTER BEDROOM

With a double built in wardrobe, under floor heating, recessed ceiling spotlights, bay window to front aspect.

EN SUITE

With panelled bath with mixer tap and shower attachment, separate tiled shower

cubicle, hand basin with mixer tap, low level WC, tiled flooring and part tiled walls, ladder style heated towel rail, shaver point, extractor fan, recessed ceiling spotlights.

BEDROOM TWO

with a built-in wardrobe, recessed ceiling spotlights, window to front aspect.

OUTSIDE

The property forms part of a former gentlemen's residence, attractively situated with part walled and gated established gardens. An electrically operated security gate leads to a parking area with an ALLOCATED PARKING SPACE and a communal bicycle store.

COMMUNAL GARDENS to the side and rear are laid to lawn with established hedge borders and trees.

Access to the communal gym facilities..

Letting Agent Notes

Deposit - £1846.00

Holding Deposit - £369.00

EPC - C

Council Tax - E

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

