



Falmouth Avenue, Newmarket, CB8 0GZ

CHEFFINS

Falmouth Avenue

Newmarket,
CB8 0GZ

A 2 bedroom top floor apartment standing in a sought after town location. The property is located in a gated complex and benefits from an open plan sitting/dining and fitted kitchen area, a master bedroom with ensuite shower room and a further bathroom. Additional features include gas central heating, double glazing, allocated parking and communal gardens. EPC Rating C, Council Tax Band D.

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 2 1

£1,250 PCM





ENTRANCE HALL

with entrance door, recessed spotlights, cupboard with Ideal gas-fired central heating boiler, stairs down to lower level.

OPEN PLAN SITTING/DINING ROOM

with high ceilings with recessed spotlights, radiator, window to front aspect, opening leading to

KITCHEN AREA

with a modern fitted kitchen comprising stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted units, granite worktops and tiled splashbacks, integrated stainless steel oven and grill with 4-ring ceramic hob and extractor hood over, breakfast bar, integrated appliances including dishwasher, washing machine and fridge and freezer, tiled flooring, recessed spotlights, window to front aspect and Velux window to side.

MASTER BEDROOM

with high ceilings, recessed spotlights, radiator, bay window to side aspect with far-reaching views.

ENSUITE SHOWER ROOM

with tiled shower cubicle, pedestal hand basin and low level WC, tiled walls and flooring, extractor fan, recessed spotlights, mirror.

BEDROOM 2

with built in cupboard, radiator, Velux window to side aspect.

BATHROOM

with white suite comprising panelled bath with mixer tap and separate shower over, pedestal hand basin and low level WC, tiled walls and floor, wall mounted mirror, extractor fan, recessed spotlights, window to side aspect.

OUTSIDE

Cecil Lodge stands in a well regarded location a short distance from Blrdcage Walk and close to the entrance of the Rowley Mile Racecourse. The property is set back on left hand side along Falmouth Avenue and accessed via a remotely operated security gate leading to a large parking area with allocated spaces.

The property stands in part walled landscaped gardens with a communal paved area with a bicycle and refuse store.

Letting Agents Notes

Deposit - £1442.00

Holding Deposit - £288.00

EPC - C

Council Tax - D

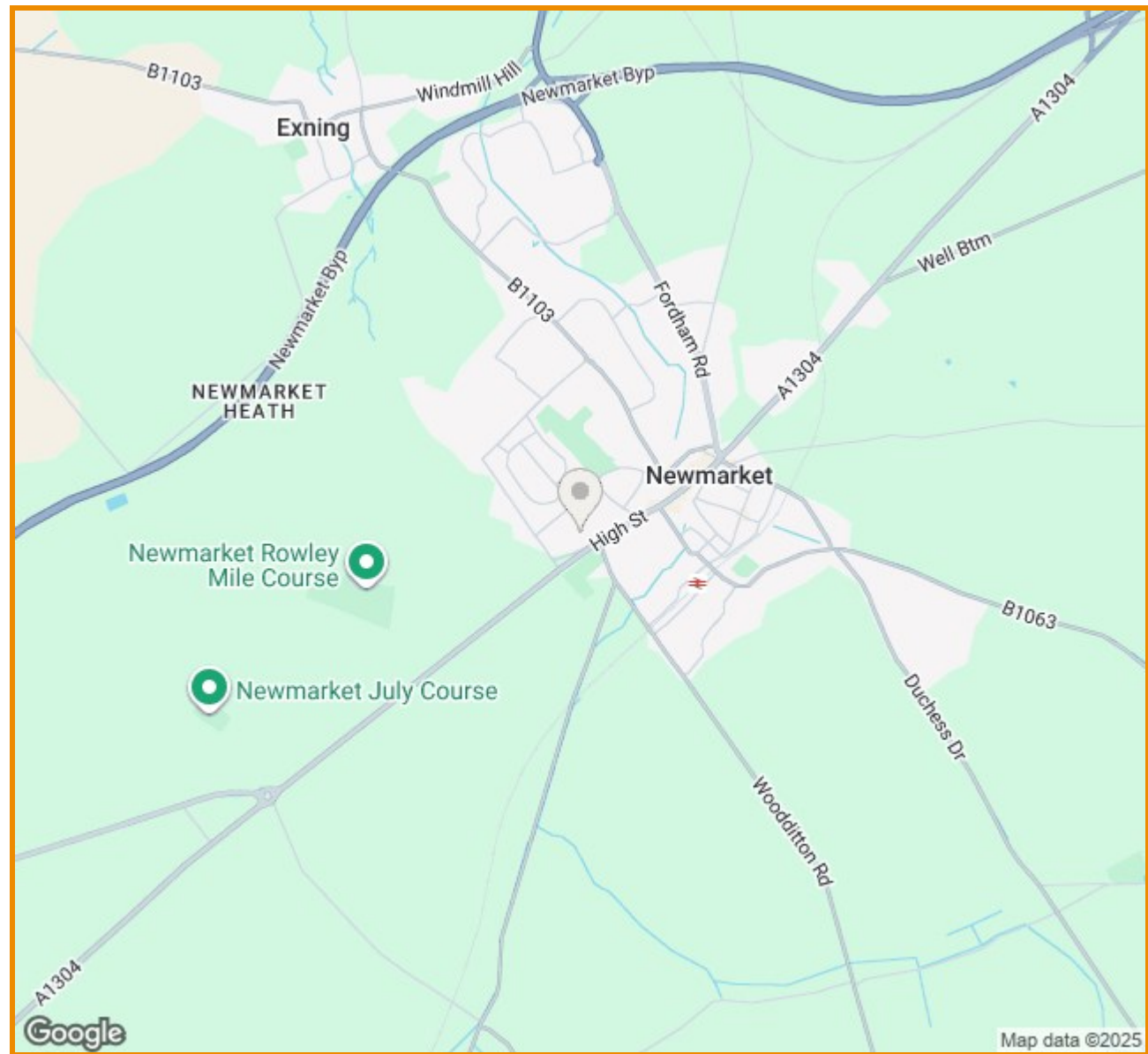
Square Footage - 861.113

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

£1,250 PCM
Council Tax Band – D
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: 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.

