

CHEFFINS



The Avenue, Newmarket, CB8 9AA

£1,100 PCM



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

- Modern Apartment
- Central location
- Bedroom with en suite
- Gas central heating
- Underground parking
- Open plan living/ dining room
- Communal gardens
- Available Mid October 2026

A well presented top floor flat offering open plan living/ dining area. Kitchen with built in appliances and one bedroom with ensuite and a separate cloakroom. Located within walking distance to the town center, shops and amenities. Secure underground parking for residents. EPC: B, Council Tax Band: C Available Mid October 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(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		

£1,100 PCM
Council Tax Band – C
Local Authority – West Suffolk Council



TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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