

# CHEFFINS



**Hamilton Court, Newmarket, CB8 0NG**

**£950 PCM**

 2  1  1

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



- Minimum 6 month tenancy
- 2 Double Bedrooms
- Gas Central Heating
- Parking and Garage
- No Pets
- Character Property

\*WE ARE NOW FULLY BOOKED\* A 2 bedroom character property attractively situated in a sought after location with views to the rear over Newmarket tennis club. The property benefits from 2 large double bedrooms, a fitted kitchen, an sitting room, a garage and a small private garden. EPC Rating E. Council tax band C

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		
	49	85
England & Wales	EU Directive 2002/91/EC	

£950 PCM  
Council Tax Band - C  
Local Authority - West Suffolk



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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](http://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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