



Abernant Drive, Newmarket, CB8 0FH

CHEFFINS

Abernant Drive

Newmarket,
CB8 0FH

A superbly presented 3 bedroom modern apartment attractively situated in a gated development close to the centre of town. Benefits include a fitted kitchen with integrated appliances and a master bedroom with ensuite shower room. Additional features include gas central heating, parking, bike storage and communal gardens. EPC: , Council Tax Band: D. Available Now.

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.

3 2 1

£1,400 PCM





Entrance Hall

with solid oak flooring, 2 radiators.

Sitting Room

with windows to front and rear aspect, solid oak flooring, radiator.

Kitchen

with range of base and wall mounted units, stainless steel sink with mixer tap, oven, gas hob with extractor over, integrated appliances including fridge/freezer, dishwasher and washer/dryer, window to rear aspect, radiator.

Bedroom 1

with window to front aspect, built in wardrobes, radiator.

Ensuite Shower Room

with part tiled walls, vinyl flooring, shower cubicle, low level wc, handbasin, heated towel rail.

Bedroom 2

with window to rear aspect, radiator.

Bedroom 3

with window to rear aspect, solid oak flooring, radiator.

Bathroom

with part tiled walls, vinyl flooring, low level wc, handbasin, bath with mixer tap with hand held shower attachment

OUTSIDE

Electric timber gates leading to:

Communal gardens, allocated parking space and bike store.

Letting Agents Notes

Deposit - £1615.00

Holding Deposit - £323.00

EPC - B

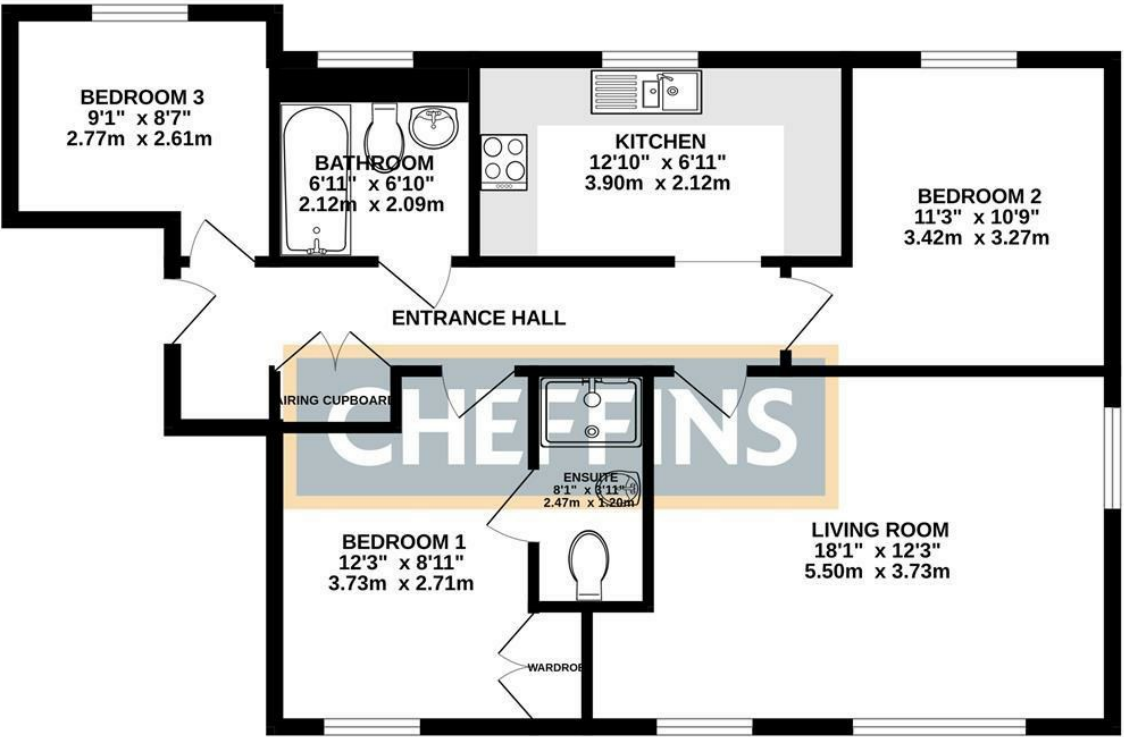
Council Tax - D



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

£1,400 PCM
Council Tax Band - D
Local Authority - West Suffolk

GROUND FLOOR 743 sq.ft. (69.0 sq.m.) approx.



7 ABERNANT DRIVE
TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

