

CHEFFINS



Canterview, Newmarket, CB8 0JA

£895 PCM



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

- Minimum 6 Month Tenancy
- Ground Floor Apartment
- Sitting / Kitchen Area
- Study / Dining Room
- Parking
- Recently re decorated throughout
- Available Now

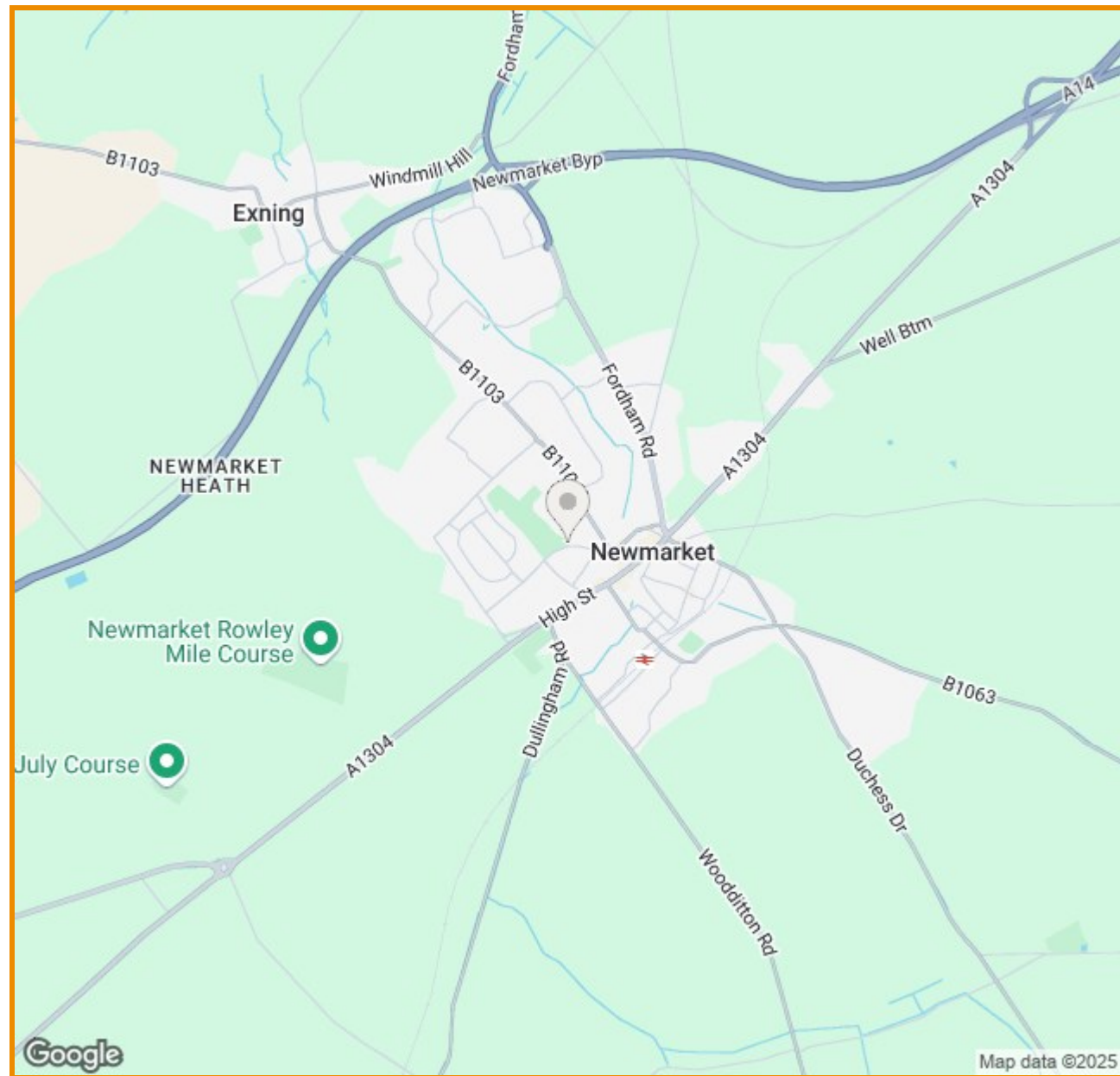
A modern ground floor 1 bedroom apartment conveniently situated close to the town centre. The impressive accommodation includes an open plan sitting/kitchen area, separate study/dining room, modern bathroom and enclosed terrace. The property also includes an allocated parking space. EPC: C, Council Tax Band: B.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (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 | |

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Council Tax Band – B

Local Authority – West Suffolk Council



Agents note:

[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

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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