



Coronation Court, Newmarket, CB8 9BL

**CHEFFINS**



## Coronation Court

Green Road, Newmarket,  
CB8 9BL

An immaculately presented first floor, two bedroom duplex apartment located in a prime location, opposite the train station and a short walk into the town centre. The flat offers spacious accommodation over two floors, newly fitted kitchen with integrated appliances, two bedrooms, two bathrooms and spacious study area on the first floor landing. Additionally benefits are gas fired central heating and allocated parking. Council tax band D. EPC Rating C.

### 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.

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**£1,600 PCM**





## ENTRANCE HALL

with intercom system and stairs to first floor.

## KITCHEN

newly fitted kitchen with a range of fitted base and wall mounted units, wood worktops, tiled splashbacks, sink with mixer tap and drainer, range of integrated appliances including fridge / freezer, dishwasher, washer/dryer, oven and 4 ring gas hob, herringbone style flooring and cupboard housing gas fired boiler.

## BEDROOM TWO

with sash style windows.

## BATHROOM

with walk in shower cubicle with rainfall style shower and attachment. sink with vanity unit, heated towel rail and WC.

## LIVING ROOM

with wood floor and three sash style windows.

## FIRST FLOOR

## LANDING / STUDY

## BEDROOM ONE

with two velux windows.

## BATHROOM

with freestanding bath with mixer tap and hand held shower attachment, sink with vanity unit, heated towel rail, WC and velux window.

## OUTSIDE

Allocated and visitor parking, Communal gardens for the residents.

## Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £369.00

EPC - C

Council Tax - D

Square Footage -1065.63

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

£1,600 PCM

Tenure -

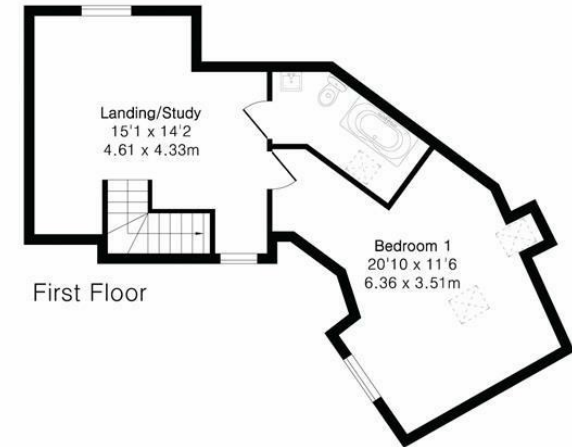
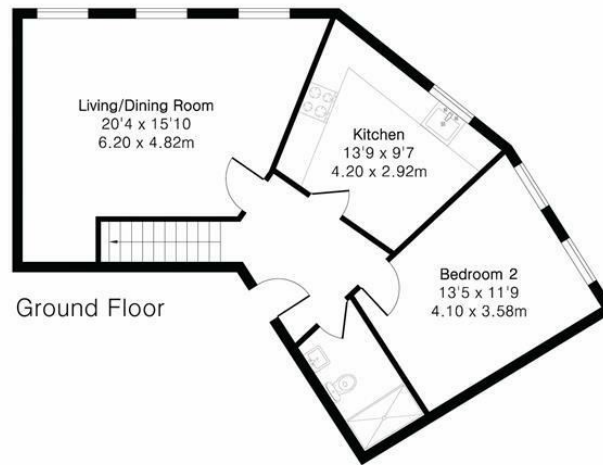
Council Tax Band - D

Local Authority - West Suffolk

**Approximate Gross Internal Area 1085 sq ft - 101 sq m**

Ground Floor Area 626 sq ft - 58 sq m

First Floor Area 459 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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