



Mill Hill, Newmarket, CB8 0JB

CHEFFINS

Mill Hill

Newmarket,
CB8 0JB

A beautifully presented 1 bedroom second floor apartment attractively situated in a small Mews development within walking distance to the town centre. The property benefits from a delightful open plan living and dining area and fitted kitchen with sloping ceilings and triple aspect, a large double bedroom with wardrobe storage and a modern bathroom suite. Additional features include gas central heating, integrated kitchen appliances, a security door intercom and an allocated parking space. EPC: C, Council Tax Band: B. Available mid November 2025

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.



£1,100 PCM





COMMUNAL ENTRANCE HALL

with a security entrance door and intercom system offering access to apartments 6, 7, 8 and 9. A rear door leads out to a communal patio area and stairs lead to the second floor apartment.

HALL AREA

with entrance door and oak hardwood flooring, 2 storage cupboards, sloping ceilings, 2 Velux windows to front aspect and access to the roof space.

OPEN PLAN LIVING/DINING AREA

with laminate flooring, sloping ceilings, radiator, window to front aspect and Velux windows to either side.

KITCHEN AREA

with a range of modern fitted base and wall mounted units, worktops and tiled splash backs, integrated stainless steel oven and grill with 4 ring ceramic hob, stainless steel and glass extractor hood over, integrated fridge and freezer and slimline dishwasher, stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, cupboard housing Ideal gas fired central heating boiler, sloping ceilings, with recessed spotlights and 2 Velux windows to the rear aspect.

BEDROOM

with eaves storage cupboard, 1 double and 1 single built in wardrobe, radiator, 2 Velux windows to rear aspect.

BATHROOM

with modern suite comprising bath with mixer tap and shower over, pedestal hand basin, concealed cistern low level WC, tiled walls and flooring, extractor fan, recessed spotlights, Velux window to rear aspect.

OUTSIDE

The property is located in an attractive Mews development situated off a private unadopted road accessed from Mill Hill.

The front area of the property is block paved with a cupboard bin store and an allocated parking space to the right hand side.

Letting Agents Notes

Deposit - £1269.00

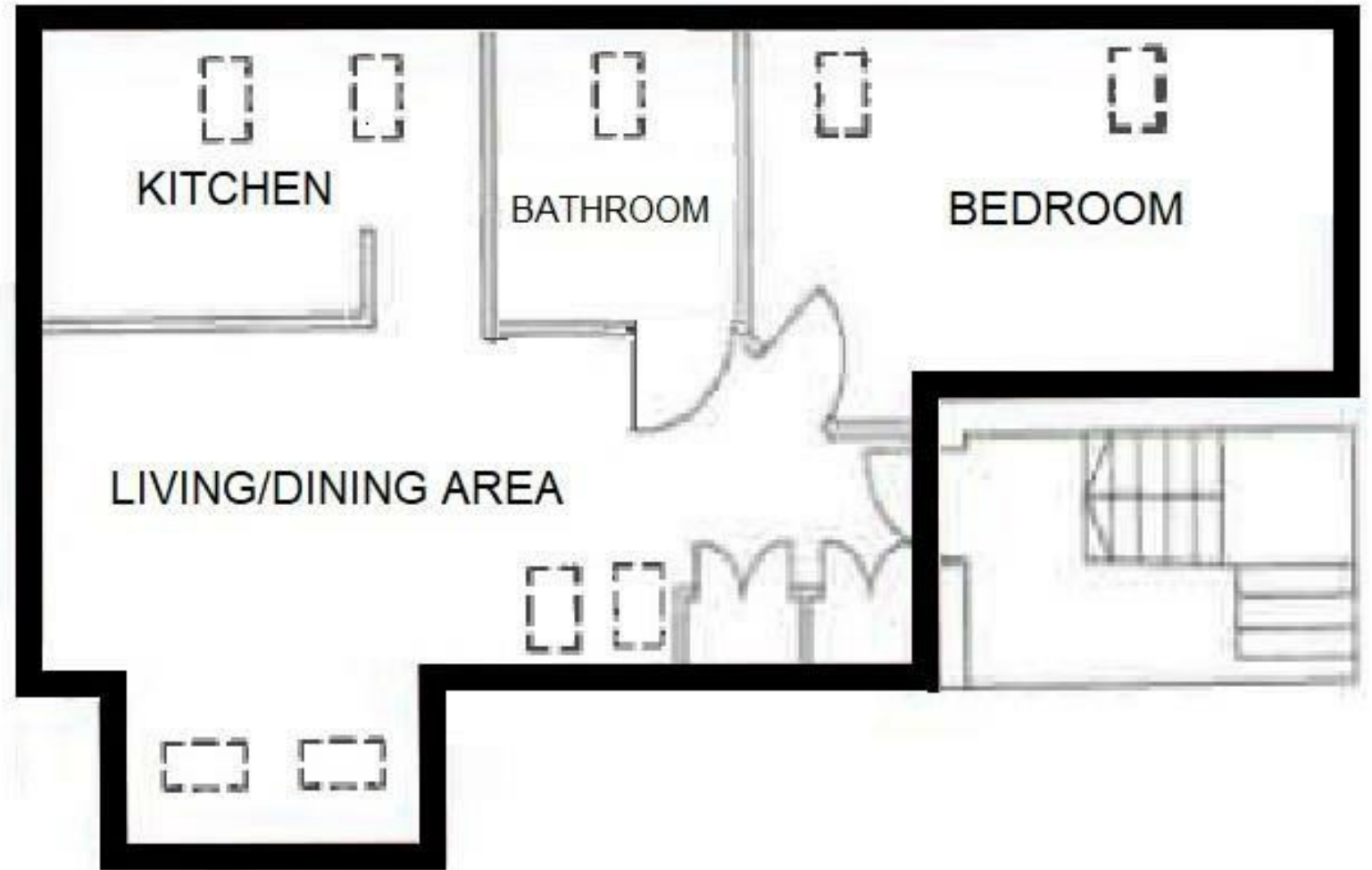
Holding Deposit - £253.00

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) A		
(81-91) B		
(69-80) C	79	80
(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 - B
Local Authority - West Suffolk



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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.