



Churchill Court, Newmarket, CB8 0JZ

CHEFFINS

Churchill Court

Newmarket,
CB8 0JZ

A well presented second floor maisonette situated in the centre of Newmarket. The spacious accommodation comprises 2 bedrooms with fitted wardrobes, a modern fitted kitchen and bathroom, sitting room with a balcony and brick storage area. Further benefits include double glazing, gas central heating and off road parking. EPC: E, Council Tax Band: A

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.

 2  1  1

£1,050 PCM





Communal Entrance Hall

with coded entrance door, stairs and lift to all floors.

Entrance Hall

with radiator.

Sitting Room

with radiator, window to rear, door to balcony, stairs to first floor.

Kitchen

with range of modern base and wall units, worktops, stainless steel sink and drainer with mixer tap, electric hob with extractor over, oven, slimline dishwasher, fridge freezer, radiator, window to front aspect.

Bathroom

with modern fitted suite comprising low level WC, handbasin in vanity unit, panelled bath with hand held shower attachment, tiled walls, radiator, window to front.

Outside

There are communal gardens with a playground and off road parking spaces (unallocated).

Letting Agents Notes

Deposit - £1211.00

Holding Deposit - £242.00

Square Footage- 753.47

EPC Rating - E

Council tax band -A



FIRST FLOOR

Stairs and landing

with window to rear.

Bedroom 1

with fitted wardrobe, radiator, window to rear aspect.

Bedroom 2

with fitted wardrobe, radiator, window to front aspect.





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	52	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,050 PCM

Council Tax Band – A

Local Authority – West Suffolk Council

Agents note:

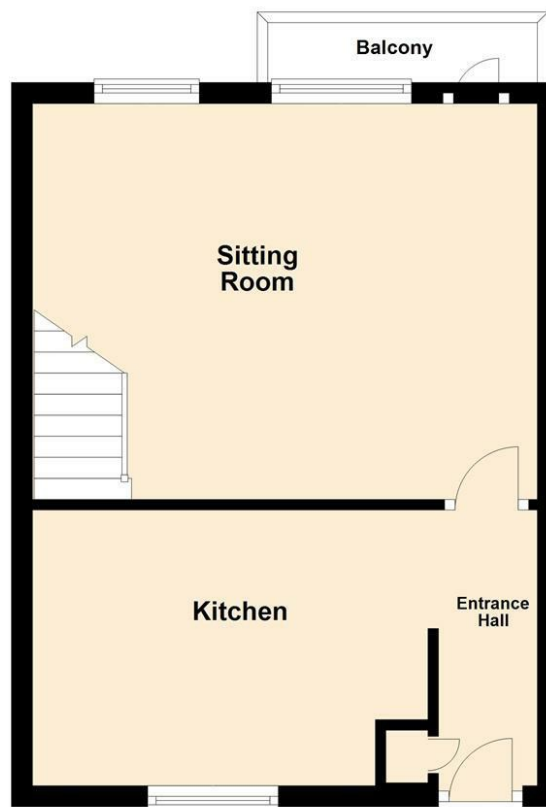
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

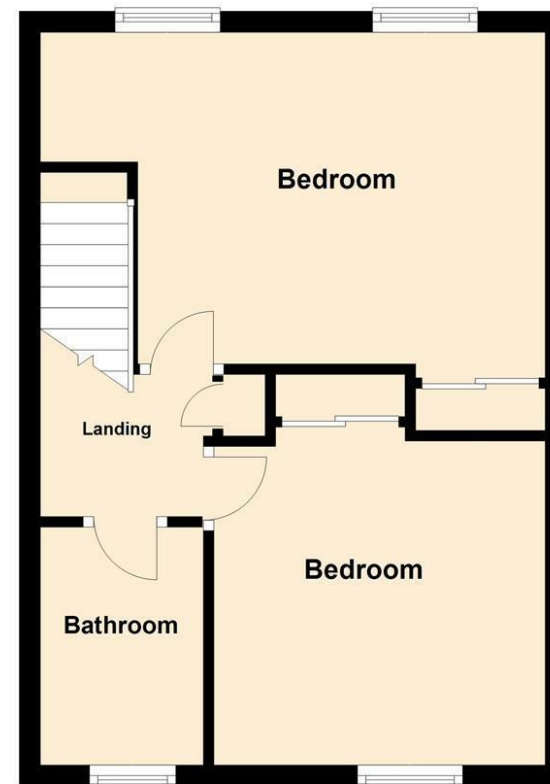
Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 71.9 sq. metres (773.5 sq. feet)



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