



Wellington Street, Newmarket, CB8 0HT

**CHEFFINS**

## Wellington Street

Newmarket,  
CB8 0HT

A recently renovated two-storey apartment in the heart of Newmarket, offering spacious and modern accommodation throughout. The property features three double bedrooms, a bright and spacious sitting room, and a contemporary fitted kitchen with ample storage and workspace, complete with an oven, 4-ring hob, and extractor hood.

Additional benefits include gas central heating and a private courtyard garden. Conveniently located within walking distance of local shops, restaurants, and transport links, the property offers excellent access to the amenities and services of the town centre.

### 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.



**£1,300 PCM**





### **Kitchen**

A newly fitted modern kitchen with base and wall units, worktops, electric oven and grill with 4-ring hob and extractor hood over, cupboard housing gas fired boiler, stainless steel sink with mixer tap. space for fridge/freezer, radiator.

### **Hallway**

with stairs to first floor, storage cupno

### **Sitting Room**

with feature fireplace, window to side, radiator.

### **Bedroom 1**

with feature fireplace, storage cupboard, bay window to front, radiator.

### **Bedroom 2**

with window to side, double wardrobe with hanging rail, radiator.

### **Bathroom**

with panelled bath with hand held shower over, pedestal handbasin, storage cupboard, space and plumbing for washing machine, window to side, radiator.

### **WC**

with low level WC, window to side.

### **FIRST FLOOR**

### **Bedroom 3**

with windows to front and rear, radiator.

### **OUTSIDE**

Accessed through a courtyard at the rear of the building, the property is reached via a staircase leading to the entrance door.

### **Letting Agents Notes**

Deposit - £1500.00

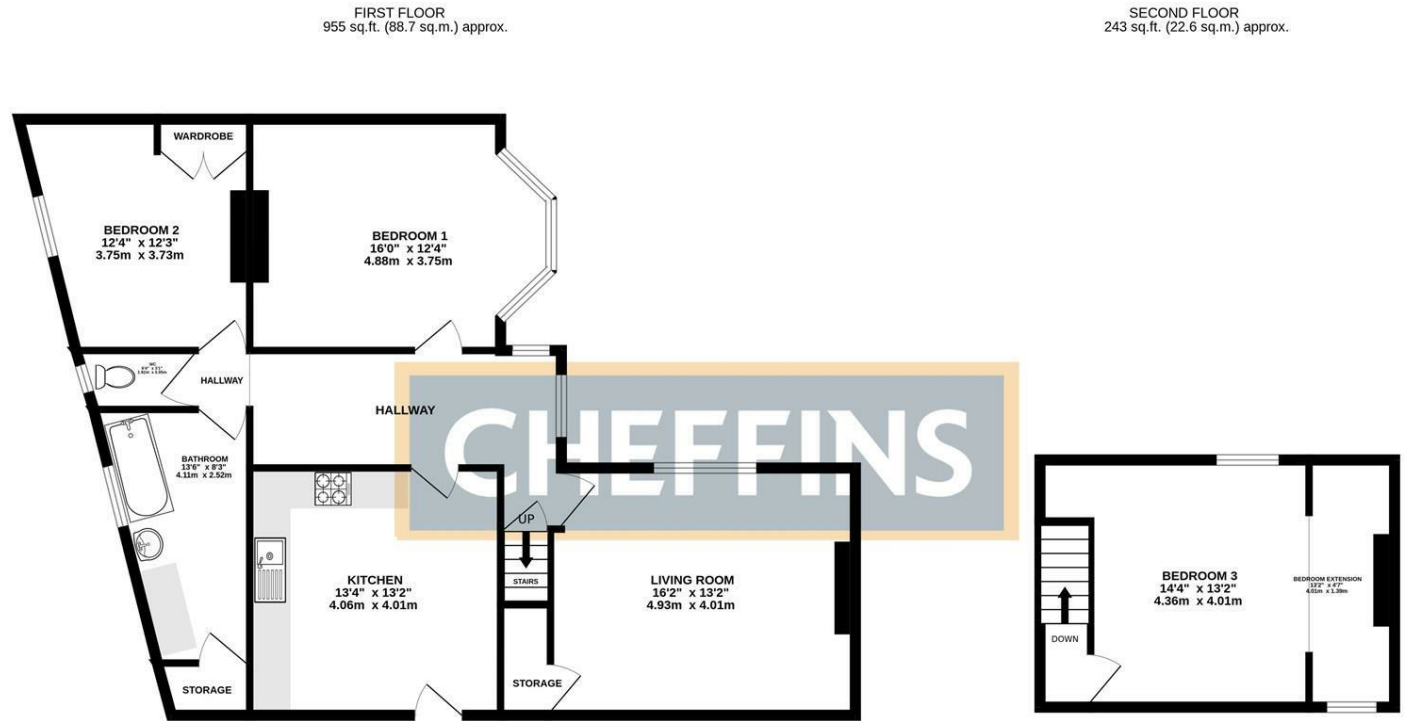
Holding Deposit - £300.00

Square Footage - 1194.79



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		43	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,300 PCM  
 Council Tax Band - B  
 Local Authority - West Suffolk  
 Council



MELDRETH HOUSE, CB8 0HT

TOTAL FLOOR AREA : 1199 sq.ft. (111.3 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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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.

