



6 The Avenue, Newmarket, CB8 9AA

**CHEFFINS**

## 6 The Avenue

Newmarket,  
CB8 9AA

A 2 bedroom penthouse apartment forming part of an exclusive development just yards from Tattersalls and the High Street. The apartment has the advantage of underground parking, and a lift with security coded access. EPC: C, Council Tax D.

### 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 2 1

**£1,250 Per Month**



**ENTRANCE HALL**

with radiator, intercom system, cloaks cupboard housing gas fired boiler.

**SITTING/ DINING ROOM**

with radiator.

**KITCHEN**

with stainless steel sink unit with cupboards under, further base and wall mounted cupboards, built in stainless steel Neff oven with Neff hob unit and extractor hood over, granite worksurfaces, built in fridge, washing machine, dishwasher, radiator.

**BEDROOM ONE**

with radiator.

**EN SUITE**

with shower cubicle, basin, low level wc, chrome towel rail/radiator.

**BEDROOM TWO****BATHROOM**

with panelled bath, basin, low level w, chrome towel rail/radiator.

**Letting Agents Notes**

Deposit - £1442.00

Holding Deposit - £288.00

Square footage -990.28

Parking - One allocated space in secure garage under the block

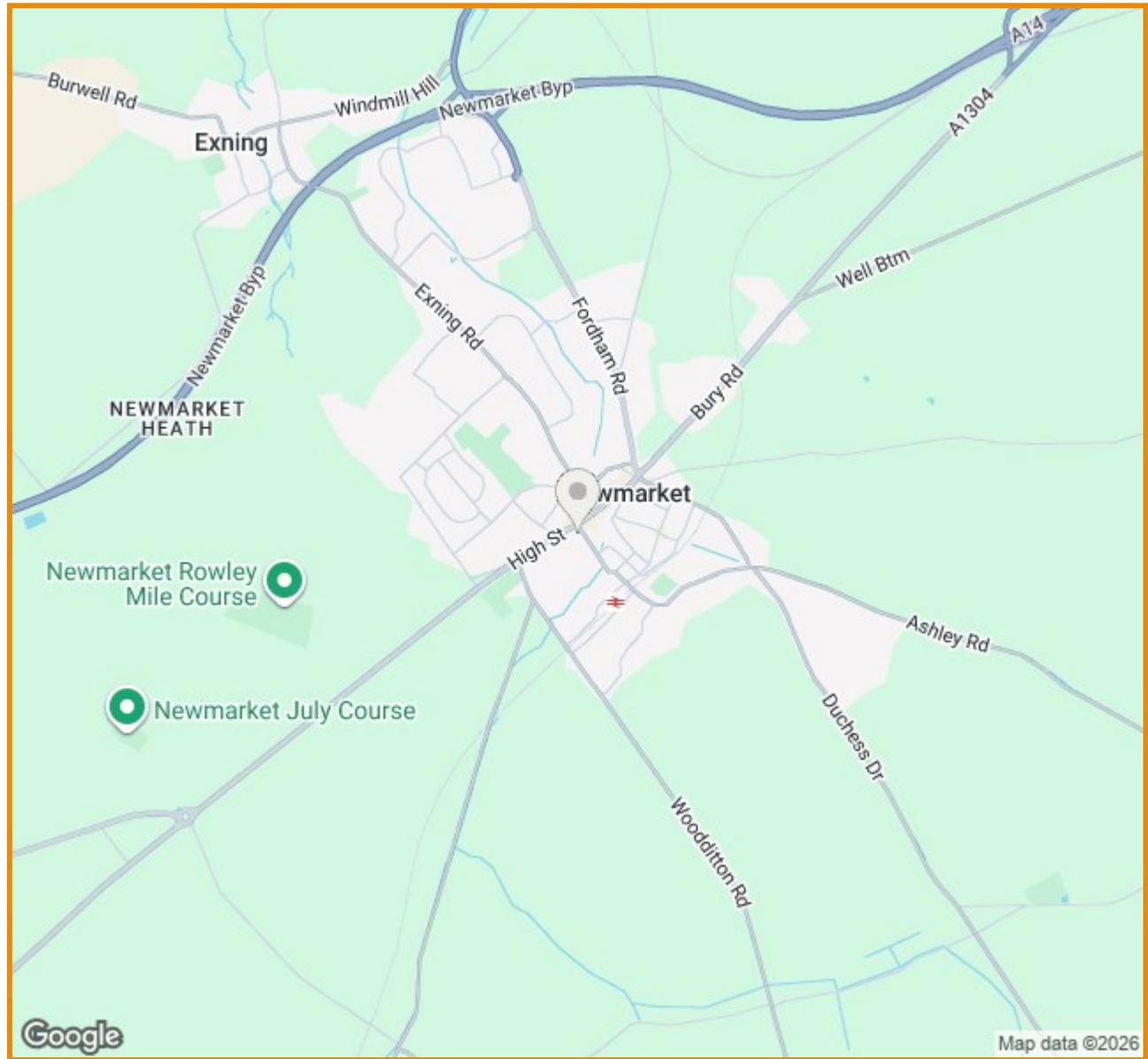
For more information on this property please refer to the Material Information brochure on our Website.



### 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>                            | 78  | 79        |
| (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  |           |

£1,250 Per Month  
 Council Tax Band - D  
 Local Authority - West Suffolk Council



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

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.

