



Abernant Drive, Newmarket, CB8 0FH

**CHEFFINS**

## Abernant Drive

Newmarket,  
CB8 0FH

 3  2  1

**Guide Price £300,000**

- Modern Apartment
- 3 Bedrooms - 1 Ensuite
- Fitted Kitchen
- Gas Central Heating
- 1 Allocated Parking Space
- Gated Development
- Communal Gardens
- NO CHAIN

A modern 3 bedroom first floor apartment attractively situated in a gated development close to the centre of town. The accommodation comprises a living room, modern fitted kitchen with integrated appliances, a primary bedroom with ensuite, 2 further bedrooms and a bathroom. Additional features include gas central heating, an allocated parking space, communal gardens and bike storage. NO CHAIN.





## 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.

**ENTRANCE HALL**

with solid oak flooring, 2 radiators.

**LIVING ROOM**

18'0" x 12'9"

with windows to front and rear aspect, solid oak flooring, radiator.

**KITCHEN**

12'9" x 7'2"

with a range of base and wall mounted units, stainless steel sink with mixer tap, built-in eye level oven, gas hob with extractor hood over, integrated appliances including fridge/freezer, dishwasher and washer/dryer, window to the rear aspect, radiator.

**BEDROOM 1**

12'1" x 9'2"

with a radiator, built-in wardrobes, window to the front aspect.

**ENSUITE SHOWER ROOM**

with part tiled walls, vinyl flooring, shower cubicle, low level WC, hand wash basin, heated towel rail.

**BEDROOM 2**

11'1" x 10'5"

with a radiator, window to the rear aspect.

**BEDROOM 3/STUDY**

8'10" x 8'10"

with a radiator, solid oak flooring, window to the rear aspect.

**BATHROOM**

with part tiled walls, vinyl flooring, low level WC, hand basin, bath with mixer tap with hand held shower attachment.

**OUTSIDE**

The development is accessed via electric gates which lead to communal gardens, a bike store, an allocated parking space and visitor parking.

**SALES AGENTS NOTES**

Tenure - Leasehold

Length of Lease - 111 years remaining

Annual Ground Rent - £225 approx.

Annual Service Charge - £2,547 approx.

Service Charge Review Period - Annually

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



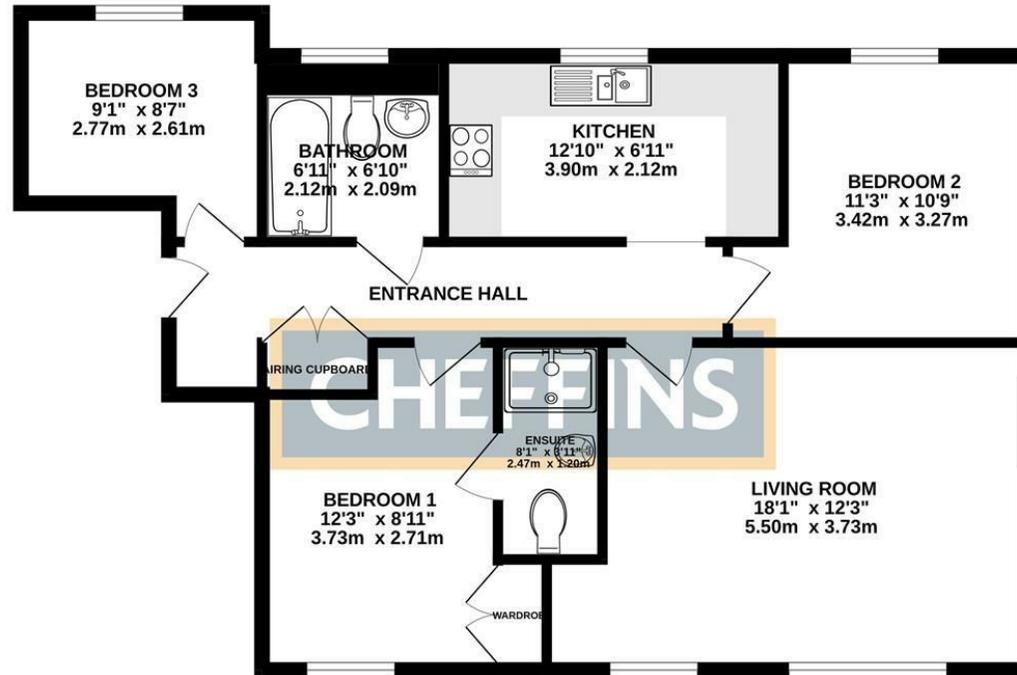
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs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



Guide Price £300,000  
 Tenure - Leasehold  
 Council Tax Band - D  
 Local Authority - West Suffolk



**GROUND FLOOR**  
743 sq.ft. (69.0 sq.m.) approx.



7 ABERNANT DRIVE

TOTAL FLOOR AREA: 743 sq.ft. (69.0 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.  
Made with Metropix ©2023

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>.

Black Bear Court High Street, Newmarket, 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.

