



Bush & Co.

Flat 2, 168A High Street, Newmarket - £1,100 PCM

An immaculate one bedroom first floor apartment with parking located just minutes from Newmarket High Street with its many shops, cafes and local amenities and providing quick access to Newmarket Train Station, surrounding close by villages and major road links including the A14 and A11.

Kitchen/Dining Room

16'0" x 12'1" (4.90 x 3.70)
Open plan kitchen/dining room with herringbone effect laminate flooring. The kitchen is equipped with electric hob and oven with pull out Bosch extractor fan and integrated fridge freezer. There is space for a washing machine and dishwasher but they are not supplied.

Living Room

15'10" x 11'10" (4.85 x 3.62)
Spacious living room with carpet

Bathroom

Modern bathroom with shower over bath, WC, heated towel rail and hand basin with storage and mirror

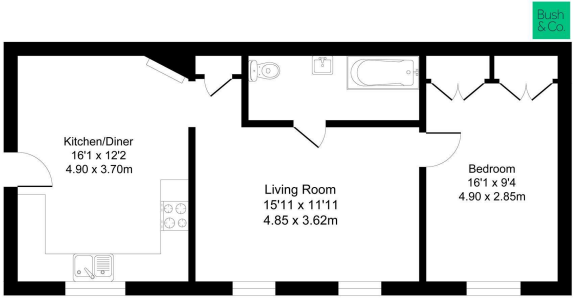
Bedroom

16'0" x 9'4" (4.90 x 2.85)
Double bedroom with carpet and fitted wardrobes

Key Information

EPC Rating – C
Council Tax Band – B (West Suffolk Council)
Rent – £1100 pcm (£253 pw)
Deposit – £1269
Available unfurnished now
Long term tenancy
Off street parking available for two cars

- First Floor Maisonette
- One Bedroom
- Open Plan Kitchen/Living Room
- Gas Central Heating
- Great Location
- 57.9 sqm / 623 sqft
- Spacious and Modern Apartment
- Double Glazed
- Two Allocated Parking Spaces
- Sorry, No Pets or Smoking



Total Area: 57.9 m² ... 623 ft²
All Measurements are approximate and for display purposes only

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.