



Bush & Co.

## Flat 2, 168 High Street, Newmarket - £1,400 PCM

A spectacular and very spacious two double bedroom, top floor apartment with parking located just minutes from Newmarket High Street with its many shops, cafes and local amenities and quick access to Newmarket Train Station, surrounding close by villages and major road links including the A14 and A11.

### Entrance

Secure communal entrance with stairs leading to top floor apartment

### Entrance Hall

Spacious entrance hall with entry phone system

### Kitchen/Living Room

25'10" x 15'6" (7.88 x 4.74)

Bright open plan kitchen/living room  
Fitted modern kitchen with integrated  
fridge freezer and dishwasher, induction  
hob with extractor fan and electric oven  
and space for washing machine and  
tumble drier (not supplied)

### Bedroom 1

15'5" x 12'5" (4.72 x 3.79)

Large master bedroom with fitted  
wardrobes

### Bedroom 2

15'6" x 12'5" (4.74 x 3.79)

Second double bedroom with fitted  
wardrobes and ensuite shower room

### 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.

### Bathroom

6'8" x 8'9" (2.04 x 2.69)

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

### Parking

Off street allocated parking available

### Key Information

EPC Rating – B

Council Tax Band – B (West Suffolk  
Council)

Rent – £1400 pcm (£323 pw)

Deposit – £1615

Available unfurnished 24th January  
2026

Long term tenancy

- Two Double Bedrooms
- Top Floor Apartment
- 95.7 sqm / 1031 sqft
- Sorry No Smokers, Or Pets
- High Performance Glazing
- Two Bathrooms
- Off Street Parking
- Spacious Living Room/Kitchen
- Great Location
- Gas Central Heating



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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