

Fairlawns, Newmarket, CB8 9JS

CHEFFINS

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Newmarket,
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3 1 1

£1,300 PCM



A spacious and well presented ground floor apartment located within this highly regarded gated development off the High Street and conveniently placed for the racecourses and town centre. The accommodation comprises; entrance porch, sitting room, fitted kitchen and bathroom, study and 3 bedrooms with fitted wardrobes . The property also benefits from gated secure parking and gas central heating. EPC: E. Council Tax band C. Available End of October 2026

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.








PORCH
with large windows to front aspect.

SITTING ROOM
with feature fireplace with marble hearth and surround, radiator.

KITCHEN
superb newly fitted kitchen with range of fitted base and wall mounted units, oven, hob and extractor fan, integrated dishwasher, space and plumbing for washing machine, space for tumble drier, stainless steel sink with mixer tap, gas fired boiler, radiator, vinyl flooring.

INNER HALL
with storage cupboard with shelving.

BEDROOM ONE
with window to rear aspect, range of fitted wardrobes, radiator.

BEDROOM TWO
with window to rear aspect, range of fitted wardrobes, radiator.

BEDROOM THREE
with window to rear aspect, fitted wardrobe, radiator.

BATHROOM
newly installed bathroom with 3 piece white suite comprising panelled bath with mixer tap and shower over, shower screen, pedestal handbasin, low level WC, part tiled walls, vinyl flooring, heated towel rail, window to rear aspect.

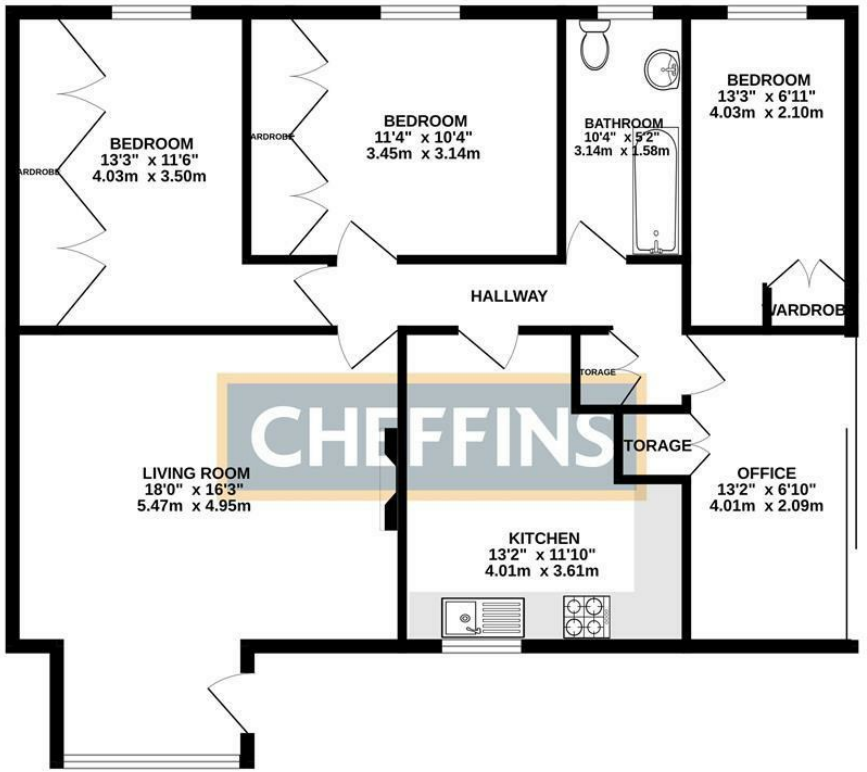
STUDY
with a range of built in shelves and cupboards, further storage cupboard, patio doors to outside.

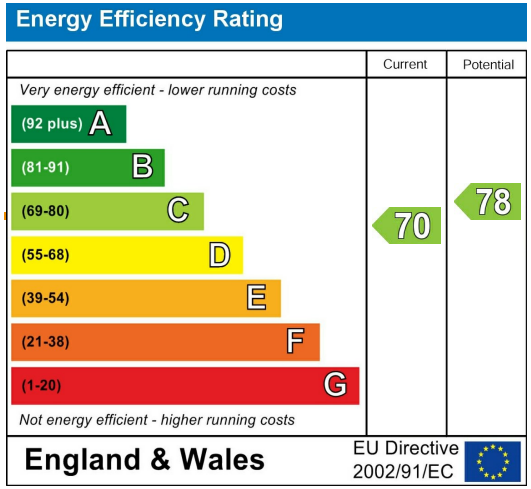
OUTSIDE
Communal gardens and 1 parking space

Letting Agents Notes
Deposit - £1500.00
Holding Deposit - £300.00
EPC - C
Council Tax - C
Square Footage - 1033.34

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







£1,300 PCM

Council Tax Band - C

Local Authority - West Suffolk Council

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.