



Top Flat, St Faiths Cottage
Newmarket, Suffolk

**DAVID
BURR**

Top Flat, St Faiths Cottage, New Cut, Newmarket, CB8 0HR

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A well-presented, first floor apartment, located just off Newmarket High Street with all its local amenities. Accommodation includes one double bedroom with built-in wardrobe, newly fitted bathroom and open plan kitchen/living/dining room. Available Now!

A well-presented, modern one bedroom apartment well positioned for all amenities within the town.

ENTRANCE Entering in from the ground floor, stairs rising to first floor accommodation. Landing window to side aspect.

KITCHEN/DINING/LIVING ROOM A modern open plan space with base and wall units, as well as worktops laid over top. An integrated oven and 4-ring hob with extractor hood above. Other appliances included are a freestanding fridge/freezer, microwave, as well as a washing machine. Inset sink with window to the front aspect of the property.

BEDROOM 1 Small double with mattress with freestanding wardrobe also included. Additional storage cupboard housing the boiler, and window to the rear aspect.

SHOWER ROOM Relatively newly fitted with shower cubicle, WC as well as a hand wash basin.

SERVICES Gas fired central heating. Mains gas, electricity and water. Note that none of these have been tested by the agent.

EPC RATING: Band C.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band A (£1,470.61 per annum).

TENURE: Leasehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Likely with all major providers.

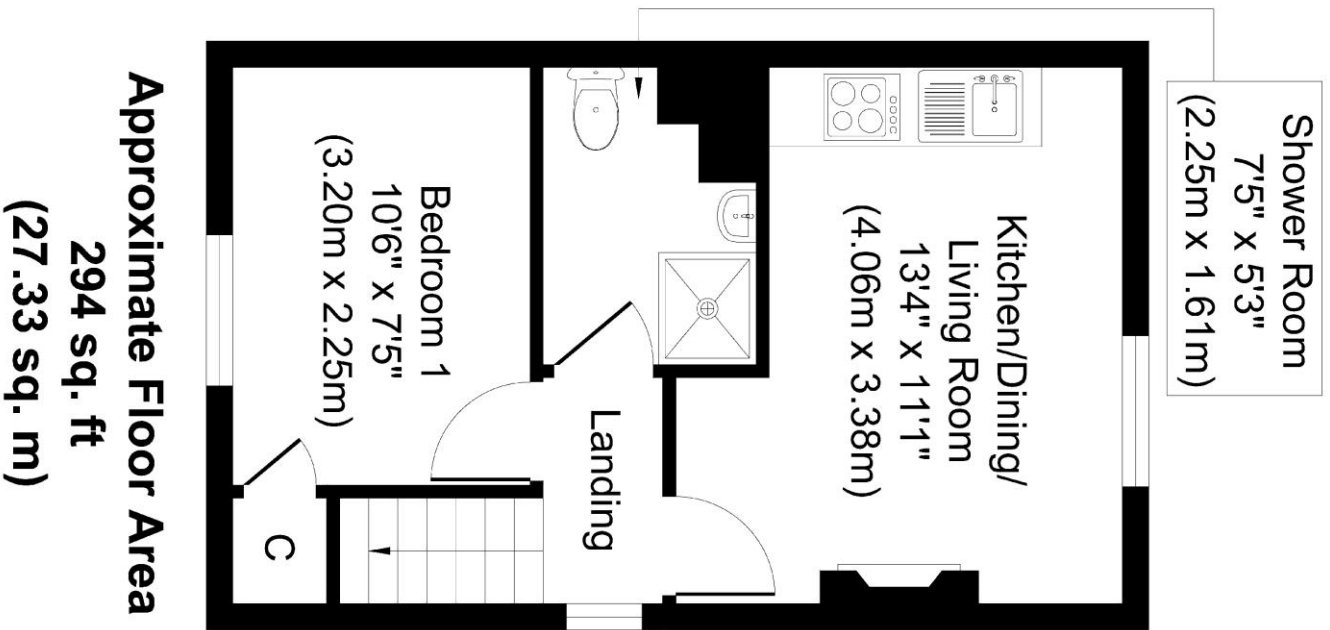
WHAT3WORDS: celebrate.tunes.famines

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

TENANT INFORMATION A tenancy is available on an assured short hold basis for a minimum of 12 months. A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property will be managed by David Burr Estate Agents.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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