



FLAT 2, ST. FAITHS COTTAGE, NEW CUT, CB8 0HR  
£120,000

TYLERS.NET

A well-presented one-bedroom flat located in the heart of Newmarket. This modern home offers a bright open-plan living area, a contemporary kitchen, and a comfortable double bedroom. The property benefits from a clean, neutral décor throughout and a well-appointed bathroom.



Newmarket is renowned as the headquarters of British Horseracing and offers an interesting and varied range of local shops and amenities. These include the National Horseracing Museum, National Stud, hotels, restaurants and leisure facilities. There is a regular railway service to the neighbouring towns of Bury St Edmunds and the University City of Cambridge both of which are approximately 13 miles from Newmarket.

- Top floor flat/apartment
- One Bedroom
- One Shower Room
- Open Plan Living/Kitchen Space
- Leasehold
- 72 square metres

**Accommodation: -**

**Entrance Hall:**

Upon entering the property, there is a small entrance space and stairs up to the main apartment.

**Hallway:**

with doors to:-

**Open Plan Living/Kitchen:**

Fitted with a range of base and matching wall units, worktop space, stainless steel sink, integrated single oven with separate induction hob and cooker hood, and space for washing machine and fridge freezer.

The living space has a feature fireplace, and window to rear.

**Shower Room:**

Fitted with a suite comprising walk-in shower, wash hand basin with built in storage underneath and a w/c.

**Bedroom:**

Well-proportioned bedroom with built in cupboard, radiator and window to front.

**Agents Notes:**

The property is being sold with 100% of the freehold.

Tenure: Leasehold

Council Tax Band: A

EPC rating: Awaiting EPC



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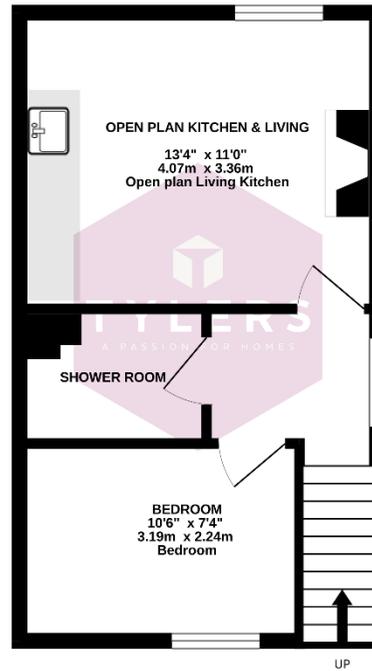
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1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



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