



## Granby Street, Newmarket, Suffolk, CB8 8EZ

Rent - Asking Price £190,000      Deposit -

This charming chain free one-bedroom ground floor apartment is ideally situated within easy walking distance of Newmarket town centre, placing shops, cafes, and amenities right on your doorstep.

Inside, the property offers a bright open-plan kitchen and living area fitted with shutters, designed for modern living and entertaining. The comfortable bedroom with fitted wardrobe and well-appointed bathroom complete the layout, making excellent use of the space.

- GROUND FLOOR APARTMENT
- 1 DOUBLE BEDROOM WITH FITTED WARDROBE
- LARGE LIVING ROOM & DINING AREA
- MODERN BATHROOM
- OFF ROAD PARKING

- POPULAR TOWN LOCATION
- CHAIN FREE
- APPROXIMATE SIZE - 574 SQ FT
- WALKING DISTANCE TO NEWMARKET TOWN CENTRE
- ATTENTION INVESTORS / FIRST TIME BUYERS



Council Tax Band: B - EPC Rating: C 80

GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for guidance only and should be used as such by any prospective purchaser. 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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