

Clarke Philips

Estate Agents & Property Management



£1,150 Per Calendar Month

25 CROCKFORDS ROAD | NEWMARKET | CB8 9BG

Available early April

Superb one bedroom spacious apartment with garden area, parking and walking distance of Newmarket Town Centre and Train Station with Links to Cambridge. Ideal for USAF Personnel. Part/Full furnished.

Close to Newmarket Rail Station ideal access for USAF Lakenheath and Mildenhall , A11 /M11 & A14

Communal Entrance

Stairs to first floor and apartment entrance.

Entrance Hall

Window to side and front aspect. Stair leading to second floor with generous landing space/study area.

Inner Hall

Opening to;

Lounge/Diner 10'3" x 14'10" (3.13m x 4.51m)

Two windows to front, open plan into;

Kitchen 10'4" x 6'9" (3.16m x 2.07m)

Window to rear, wide range of wall and base units. Electric oven and hob with extractor over. Integrated dishwasher. Space for washing machine and fridge/freezer.

Bathroom

Panel bath with shower over. Vanity unit with enclosed WC and hand wash basin. Part tiled walls, window to front aspect.

Bedroom 1 9'11" x 11'6" (3.01m x 3.50m)

Window to rear aspect. Built in wardrobes.

Outside

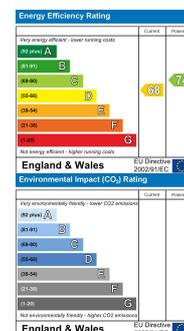
Garden to the rear shared access but with private seating area.

Directions

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.