



Trinity Walk, Stowupland

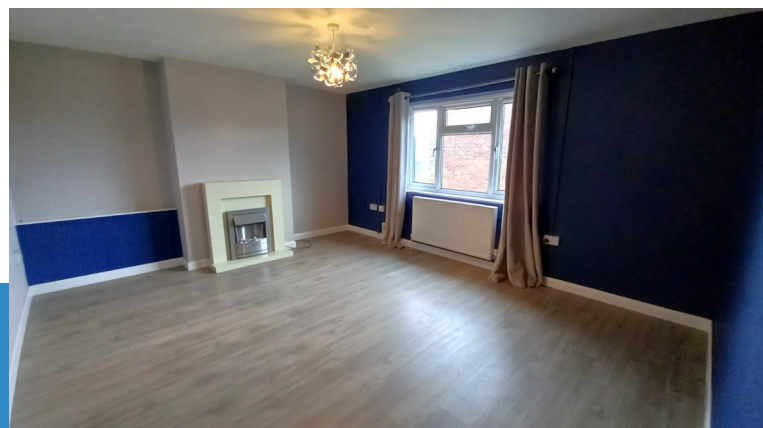
IP14 4AS

£149,950 Leasehold

MaxwellBrown

Independent Property Agents

A very well presented two bedroom first floor apartment situated in the popular village of Stowupland. The property has spacious accommodation including good sized lounge, well fitted kitchen and bathroom, two bedrooms and enclosed garden. The property further benefits from gas central heating, double glazing and off road parking for up to 3 cars. This property would make a ideal first or investment purchase.



Trinity Walk, Stowupland

Communal stairs and landing, private lockable store cupboard with power. Sealed unit double glazed door to:

Entrance Hall:

Light grey oak effect laminate flooring, 2 radiators, smoke detector and Oak doors to:

Lounge:

Sealed unit double glazed window to side, light grey Oak effect laminate flooring, feature fireplace with electric fire, TV point.

Kitchen:

Fitted with a range of grey gloss fronted Wren units with light grey wood effect worktops and Tech wall board matching splash backs built-in fridge and slimline dishwasher. Bocsh double oven, hob and extractor hood. Glass topped inset single drainer stainless steel sink unit with mixer tap. Radiator, Power sockets with built in USD charging points, light grey wood effect laminate floor, carbon monoxide detector. Cupboard housing Baxi gas combination boiler supplying domestic hot water and central heating system.

Shower Room:

Fitted with a good quality white suite comprising multi-jet thermostatic shower with rain head, body jets and hand held shower in tiled cubicle with glass door, low level flushing WC and vanity unit with inset wash hand basin with mixer tap and plunge plug and storage drawers below. Fully tiled walls, oak effect laminate flooring, heated towel rail, LED spot lights, large wall mirror with light and sealed unit double glazed window to side.

Bedroom 1:

Sealed unit double glazed window to side, radiator.

Bedroom 2:

Sealed unit double glazed window to front, radiator.

Outside:

To the front of the property there is a singled area allowing parking for 3 cars. Communal pathway leads to the rear and gives access to a brick store and gate to a private garden area measuring 31' x15' (9.5m x 4.6m) laid to grass and enclosed by close board fencing

Services:

We understand from the vendor that all main services are connected to the property.

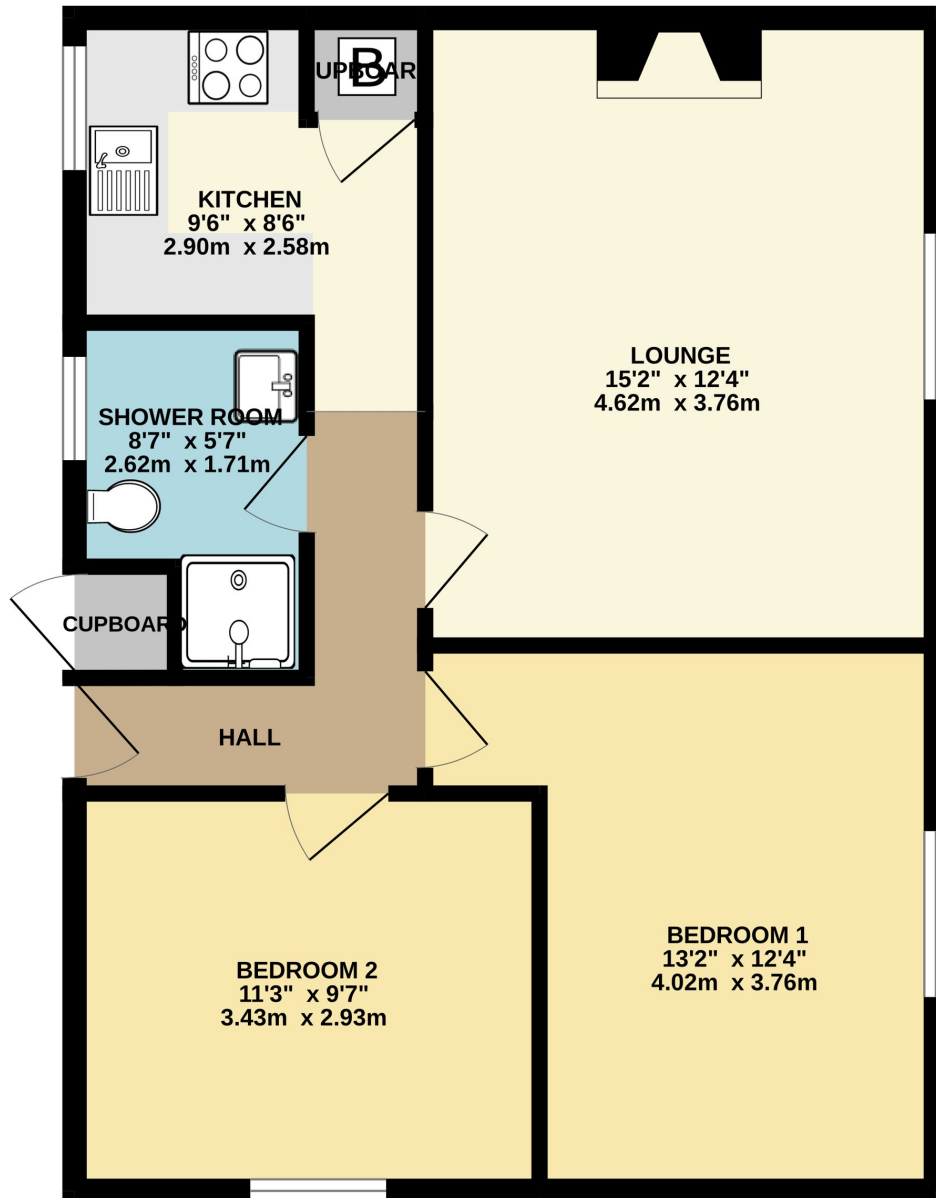
Lease details:

We understand that the property is held on a 125 lease with 108 years remaining. There is an average service charge of £650 per annum and a ground rent of £10 per annum.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

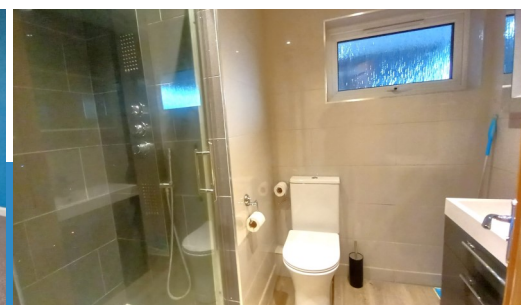


GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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. This plan is for illustrative purposes 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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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.



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