



Windsor Court, Needham Market  
IP6 8BY

£170,000 Leasehold

**MaxwellBrown**

Independent Property Agents

A very well presented ground floor flat situated in the heart of the town of Needham Market within walking distance of a wide range of local amenities. The accommodation comprises: entrance hall, bathroom, two bedrooms with ensuite shower room to master, fitted kitchen a good sized lounge. Further benefits include: gas fired central heating, allocated car parking and visitors spaces, communal garden and secure phone entry system. The ideal first or investment property. Achievable rent of £750 pcm.



### Communal Hallway with solid door to:

#### Entrance Hall:

Phone entry system, Oak effect laminate flooring, storage cupboard, smoke detector, radiator, Danfoss central heating programmer, doors to:

#### Bedroom 1:

Sealed unit double glazed window to front, television point, radiator, door to:

#### En-suite Shower Room:

Fitted with white suite comprising walk in shower cubicle with Aqualisa shower, wash hand basin, low level flushing suite, radiator, vinyl flooring, and extractor fan.

#### Bedroom 2:

Sealed unit double glazed window to front, radiator.

#### Bathroom:

White suite comprising panelled bath, pedestal wash hand basin, low level flushing suite, extractor fan, and tiled splash backs and radiator.

#### Lounge:

Sealed unit double glazed windows to front and side, two radiators, television point, through to:

#### Kitchen:

Fitted with a range of white gloss fronted units with wood effect tops comprising inset single drainer stainless steel sink unit with mixer tap, cupboards and space under, Zanussi oven and hob with extractor hood over, stainless steel splash back, range of eye level units, Ideal Logic combination gas fired boiler supplying domestic hot water and central heating, plumbing for automatic washing machine and dishwasher, wood effect vinyl flooring, CO monitor, smoke detector.

#### Outside:

Allocated car parking space and visitor's spaces. Communal gardens, bin and bike store.

#### Services:

We understand that all mains services are connected to the property.

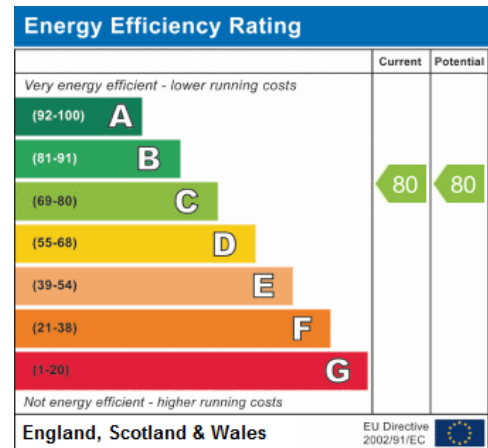
#### Lease Details:

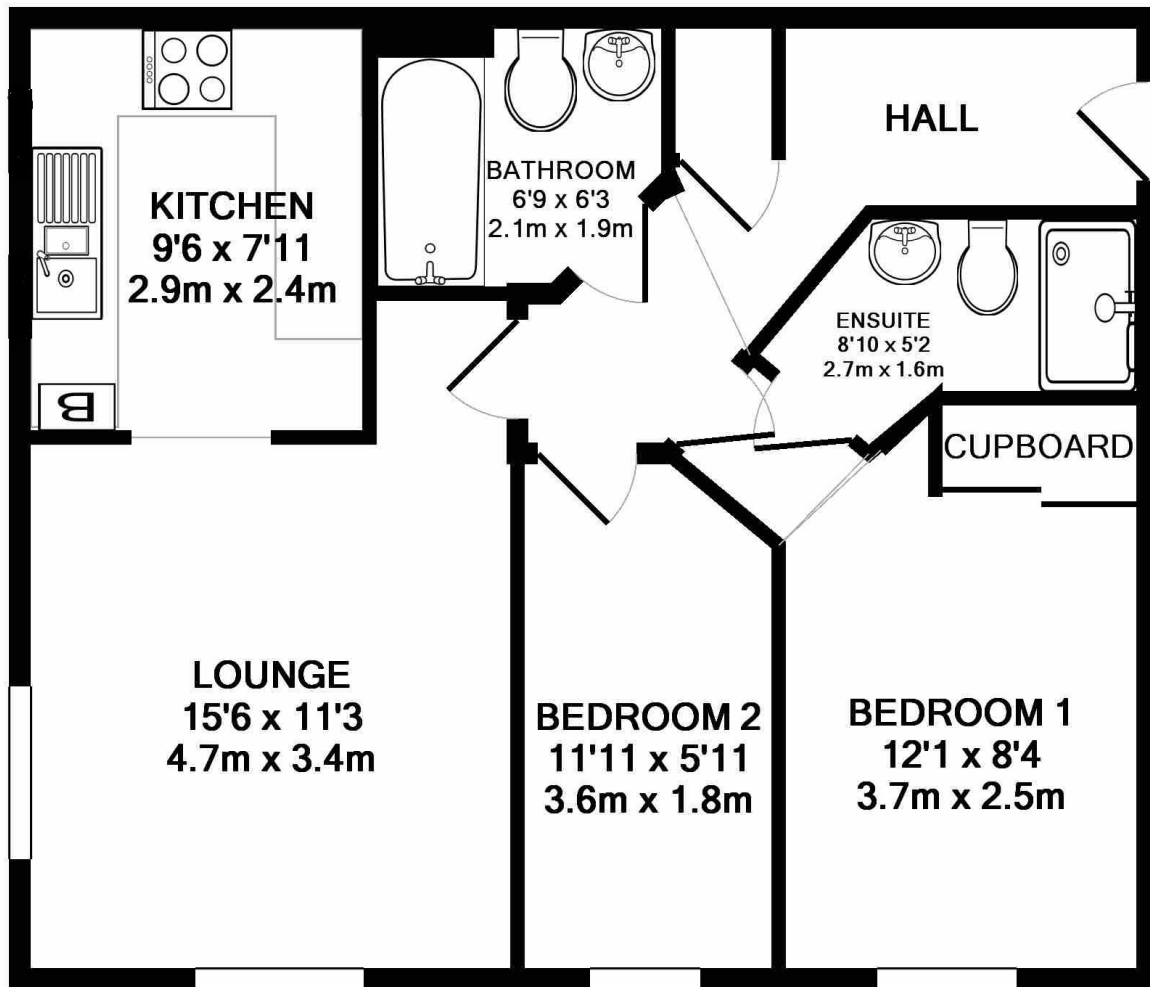
The property is held on 125 year lease from 2015. There is a ground rent payable currently £250 p.a and a management charge for maintenance of communal areas, parking control and buildings insurance, which is £1175.79 for 2023.

#### Agents Note:

There is currently an established tenant in situ. Managed by us, paying £750 pcm. It is believed they would continue to rent if a purchaser was to buy the property to rent.

**Please note in compliance with Section 21 of The Estate Agents Act 1979 a director of this company has a personal interest in this property.**





**TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.2 SQ.M.)**

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. 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.

