



Drake Close, Stowmarket
IP14 1UP

£125,000 Leasehold

MaxwellBrown

Independent Property Agents

A spacious ground floor 1 bedroom flat situated in a quiet close towards the western outskirts of Stowmarket. Accommodation includes hall, lounge, fitted kitchen, bedroom and bathroom. The flat has double glazing, electric heating, one allocated parking space and private enclosed garden.



Part glazed door to:

Entrance Hall: Grey wood effect vinyl flooring, Dimplex night storage heater, smoke detector, airing cupboard housing lagged hot water tank fitted with immersion heater, further double cupboard and doors to:

Bedroom 1: Sealed unit double glazed square bay window to front, aertex and covered ceiling, fitted wardrobes to one wall with sliding doors, shelves and hanging rail, Dimplex night storage heater.

Bathroom: Fitted with a white suite comprising bath with shower mixer tap, low level flushing WC and wash hand basin. Tiled splashbacks, vinyl tiled flooring, Dimplex downflow heater, extractor fan and sealed unit double glazed window to side.

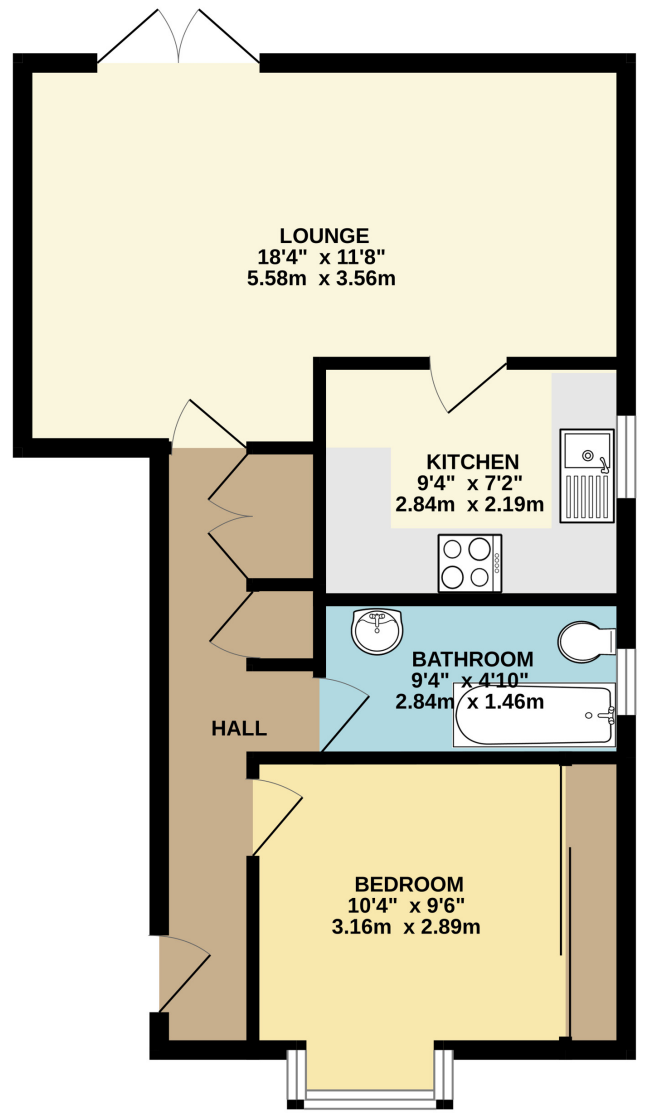
Lounge: Grey wood effect vinyl flooring, artexed and covered ceiling, sealed unit double glazed window and French doors to rear, Dimplex night storage heater and TV point.

Kitchen: Fitted with a grey wood effect fronted units, worksurfaces with inset single drainer stainless steel sink unit with mixer tap, cupboards and drawers under and plumbing for automatic washing machine. Vinyl flooring, tiled splashbacks, extractor and sealed unit double glazed window to side.

Outside: There is a small paved patio and shingled area to the rear of the property, with timber garden shed. The garden is enclosed by close board fencing with gate to rear. There is one allocated parking space to the front of the property

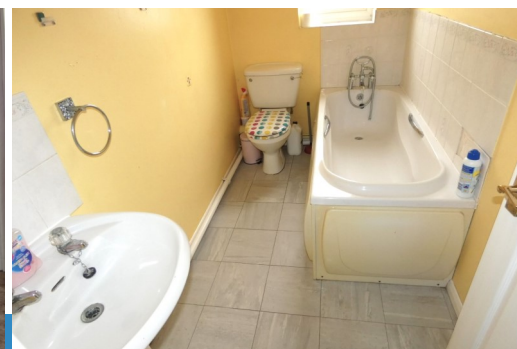
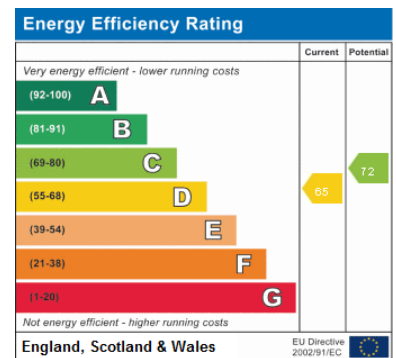
Services: It is understood from the vendor that's, mains water, electricity and drainage are connected to the property.

Lease Details: It is understood that the property is held on a 125 year lease from 25/7/1994 giving 96 years remaining. There is a monthly charge of £65.50 for ground rent and service charges which includes buildings insurance.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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.

