



Sheringham Court, Stowmarket
IP14 1EJ

£130,000 Leasehold

MaxwellBrown

Independent Property Agents

Situated in the centre of the Market Town of Stowmarket this superbly presented ground floor flat is within easy walking distance of a wide range of amenities including the rail station with journey time to London of approx.80 minutes. The accommodation comprises hall, lounge, fitted kitchen/diner, 2 bedrooms and bathroom. The property has double glazed windows, modern efficient electric heating, car space and communal gardens. The property would make the ideal first or investment purchase.



Sheringham Court, Stowmarket, Suffolk, IP14 1EJ

Communal hall, door to:

Hallway:

With Artexed & coved ceiling, Dimplex night storage heater, built-in store cupboard, airing cupboard housing lagged hot water tank with immersion heater and slatted shelves, 'phone entry point, smoke detector. Doors to:

Bedroom 1:

Sealed unit double glazed window to front, Artexed & coved ceiling, built-in wardrobe, Dimplex night storage heater.

Bedroom 2:

Sealed unit double glazed window to front, Artexed & coved ceiling, Dimplex night storage heater.

Kitchen / Diner:

Fitted with a range of Maple front units with inset single drainer stainless steel sink unit, cupboards and drawer under, worktops with cupboards, drawers and space under, plumbing for automatic washing machine, Indesit integral oven and ceramic hob with extractor hood over, eye level units, tiled splashbacks, vinyl flooring, Sealed unit double glazed windows to front & side, Artexed & coved ceiling, Dimplex night storage heater.

Lounge:

With TV aerial point, smoke detector, Sealed unit double glazed window to rear, Artexed & coved ceiling, Dimplex night storage heater.

Bathroom:

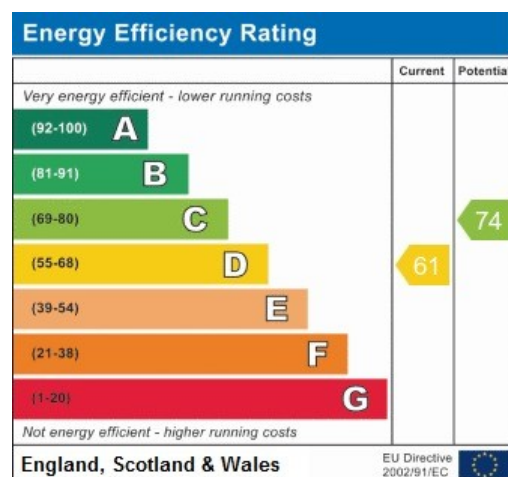
Fitted with a cream suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer tap and Mira Jump electric shower over, 1/2 tiled walls, vinyl flooring, Dimplex downflow heater, Icon extractor fan, Sealed unit double glazed window to rear.

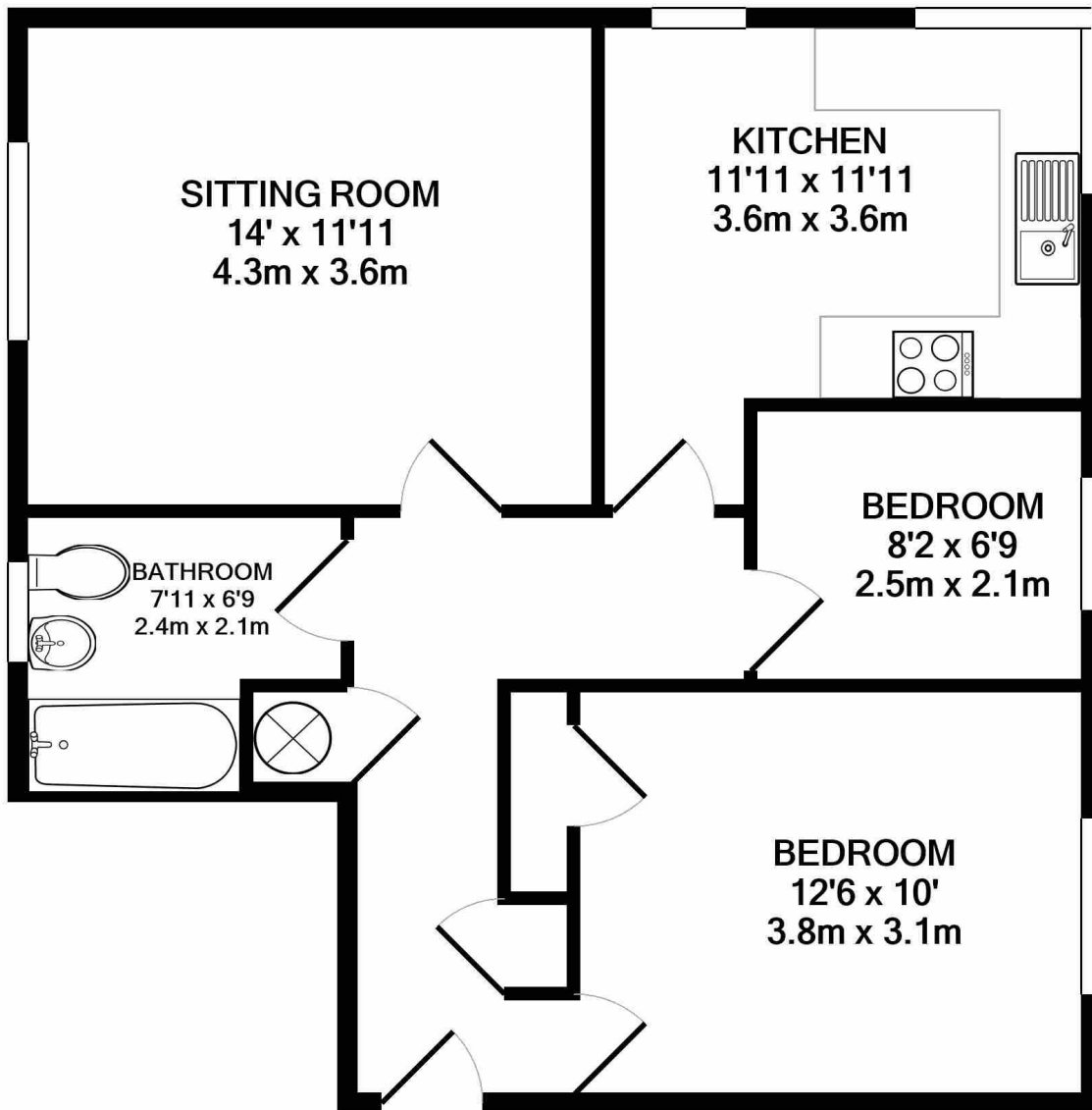
Outside:

Communal gardens, 1 parking space & bin store.

Agents note:

We understand that the property is held on an initial 999 year lease of which 964 years remains. There is a ground rent payable of £100 per annum and maintenance charge currently £230 per quarter. We understand this includes buildings insurance and general maintenance of the communal areas and gardens.

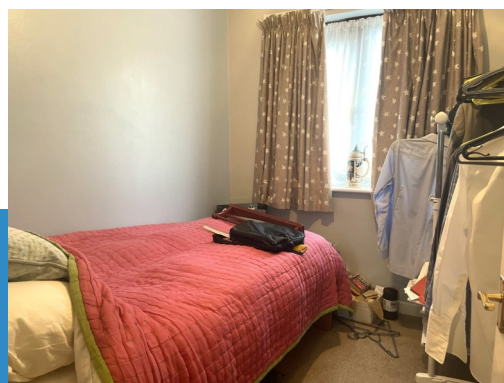




TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

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.

