



Phoenix Way, Stowmarket,
IP14 5FB

MaxwellBrown

Independent Property Agents

TO LET £900 PCM

TO LET – Available from 22nd April 2024

A modern second floor 2 bedroom apartment situated on the popular Cedars Park development within walking distance of the mainline rail station linking to London Liverpool Street. The apartment features Lounge with Juliet balcony, Fully fitted kitchen with built-in appliances, two bedrooms, one with ensuite shower, bathroom and allocated parking at the rear. The property further benefits from gas central heating and double glazing.



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Solid door from communal entrance to:

Entrance Hall

Loft access and smoke detector. Entry phone, Honeywell heating programmer, radiator & doors to:

Bathroom

Fitted with a white suite comprising panelled bath with shower mixer tap, low level flushing suite and pedestal wash hand basin with mixer tap. Half tiled walls, extractor fan. Wood effect vinyl flooring, radiator.

Bedroom 1

Built-in storage cupboard, built-in double wardrobe with shelf and hanging rail. TV and internet point, sealed double glazed window, radiator. Door to:

Ensuite

Fitted with white suite comprising corner entry shower cubicle with thermostatic shower, low level flushing suite, pedestal wash hand basin with mixer tap and mirror over. Half tiled walls, extractor fan. Wood effect vinyl flooring, radiator.

Bedroom 2

Built-in in triple wardrobe with shelf and hanging rail. Sealed double glazed window, radiator.

Lounge

French doors with Juliet balcony to front. Two radiators, television point and glazed double doors to:

Kitchen

Fitted with a range of light wood effect units & grey worktops with matching upstands, inset one and a half bowl stainless steel sink unit with mixer tap, cupboards and Dishwasher under, Hotpoint gas hob, with glass splashback and extractor hood over, electric oven and grill, integral fridge/freezer and washing machine, inset ceiling spotlights, wood effect vinyl flooring, kickboard heater and sealed double glazed windows to rear.

Outside

The carpark and allocated space is located at the rear of the block.

Agent's notes

We are offering this property to rent on a minimum initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

Services

All main services are connected to the property.

Broadband availability — Networks in area Openreach

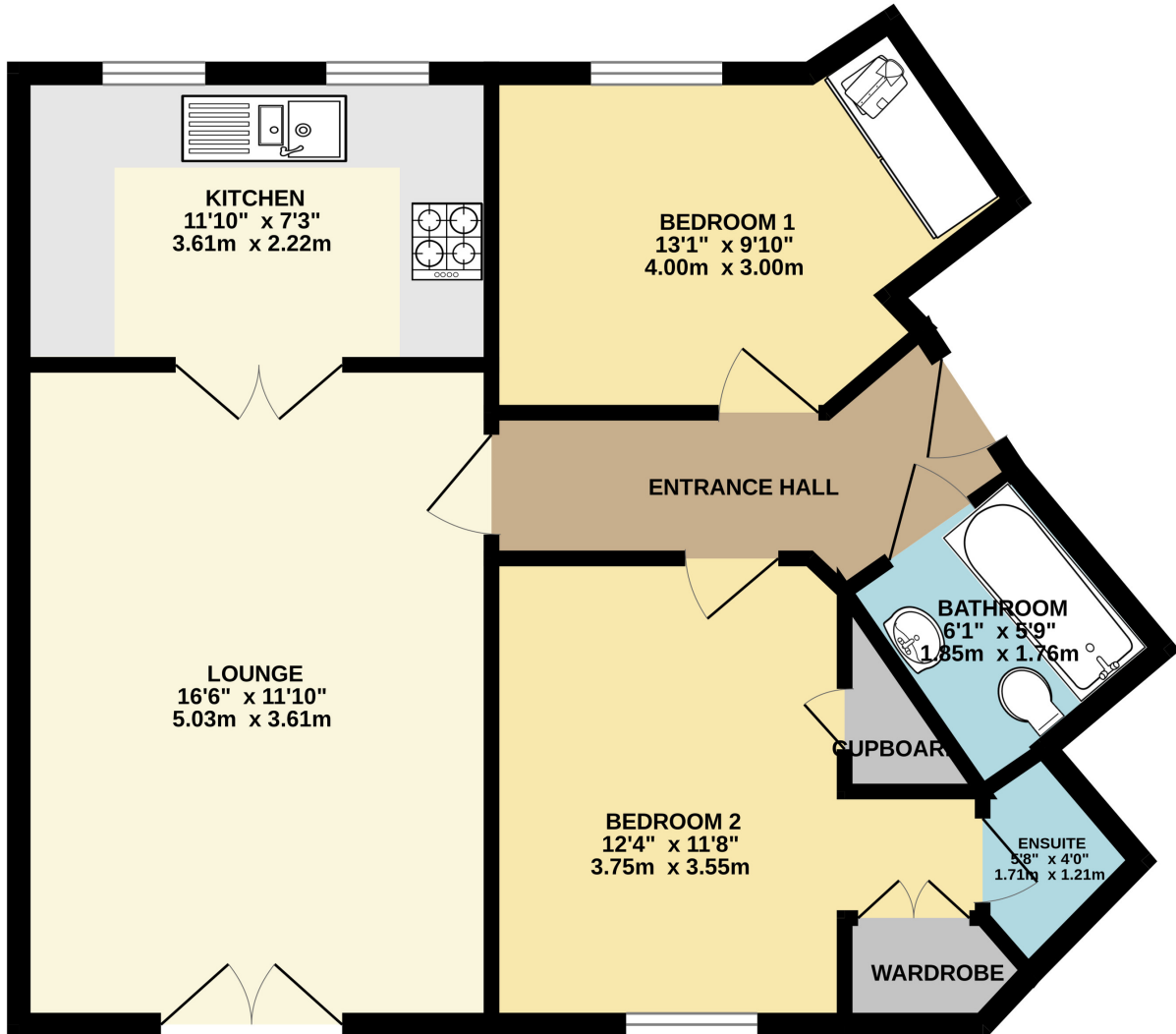
Highest available download speeds

• Standard 6Mbps • Superfast 56 Mbps • Ultrafast 1000Mbps

Council Tax—Band B: Mid Suffolk District Council



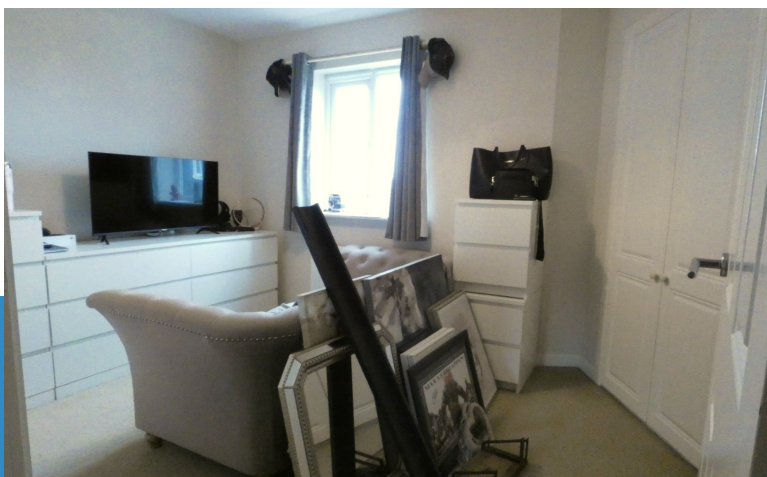
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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,

