



The Grove, Stowmarket  
IP14 1RR

£70,000 Leasehold

**MaxwellBrown**

Independent Property Agents

A spacious, characterful and well presented first floor 1 bedroom retirement apartment for the over 60s, situated within The Grove, which is only a short walk from the centre of Stowmarket. Accommodation includes hall, lounge, fitted kitchen, bedroom and bathroom. Other benefits include electric heating, sash windows, landscaped communal gardens, communal lounge, on-site warden, residents parking.



Secure intercom entry to the building on the ground floor. Stairs to communal first floor landing. Door off to:

**Entrance Hall:** With a built-in storage cupboard housing the hot water cylinder, modern Creda electric thermostatic heater.

**Lounge:** With a large secondary glazed sash window overlooking the communal gardens to the south, 2 modern Creda electric thermostatic heaters, feature electric stove in front of original fireplace, original ornamental plaster coving, TV aerial point.

**Kitchen:** Fitted with cream fronted units and wood effect worktops, inset stainless steel sink, cupboards and drawers under, eye level units, integrated oven, ceramic hob with extractor hood over, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, porthole window, vinyl oak wood effect flooring.

**Bathroom:** White suite comprising panelled bath with Mira electric shower over, pedestal wash hand basin, low level flushing WC, vinyl wood effect flooring, part tiled walls, large secondary glazed sash window.

**Bedroom 1:** 2 modern Creda electric thermostatic heaters, 2 large secondary glazed sash windows, 2 generous built-in cupboards.

#### Outside:

Landscaped communal gardens and resident's parking.

#### Services:

It is understood from the vendors that mains electricity, water and drainage services are connected to the property.

Council Tax Band A: payable to Mid Suffolk District Council

#### Broadband Speeds according to Ofcom:

Standard download 17Mbps

Superfast download 80Mbps

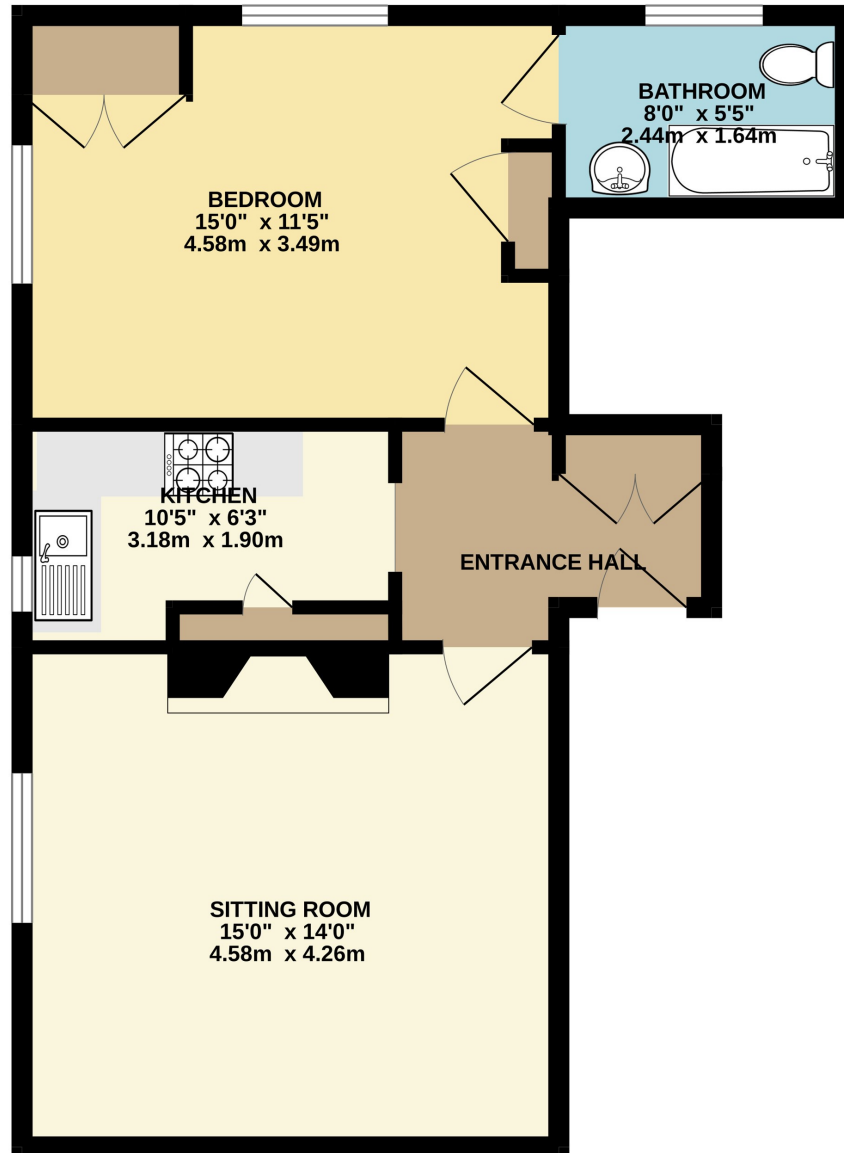
Ultrafast download 1100 Mbps

**Lease Details:** It is understood that the property is held on a lease, with approximately 60 years remaining. There is a current monthly charge of £267.98 for ground rent and service charges.

#### EPC to follow



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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.

