



Onehouse Way,  
Stowmarket. IP14 1FF  
£180,000 Leasehold

**MaxwellBrown**

Independent Property Agents

A very well presented 2022 Hopkins Homes built ground floor apartment situated in a purpose built block on the newly constructed Mill Grove Development on the outskirts of the well served market town of Stowmarket. The property has the benefit of 2 allocated car parking spaces, gas fired central heating, double glazing, private hall, lounge, fitted kitchen, 2 bedrooms, ensuite and family bathroom. Ideal first or investment property, with a potential rental of Approx £950pcm.





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Communal Hallway with solid door leading to:

**Entrance Hall:** 2 Large storage cupboards with shelves and hanging space, smoke detector, coving, radiator, Honeywell central heating control, entry phone, sealed unit double glazed window to rear and doors to:

**Kitchen/Living room:** Fitted with a range of Oak effect units with stone effect work tops comprising 1½ bowl inset single drainer stainless steel sink unit with cupboards and drawers under, plumbing for automatic washing machine & dishwasher, Neff oven, gas hob and extractor hood, range of eye level units, sealed unit double glazed window to front and rear, LVT wood effect flooring, smoke detector, Ideal logic gas fired combination boiler, supplying domestic hot water and central heating, two radiators, coving and TV point.

**Bedroom 1:** Sealed unit double glazed window to front, radiator, television point, large built in wardrobe with shelves and hanging and door to:

**En-suite:** White suite comprising large walk in tiled shower cubicle, thermostatic shower, pedestal wash basin with tiled splash back, low level flushing suite, tiled walls, grey oak effect flooring, radiator, Sealed unit double glazed window to front, coving and extractor.

**Bathroom:** White suite comprising panelled bath with shower mixer tap, wash hand basin with plunge plug and mixer tap, low level flushing suite, extractor fan, radiator, grey oak effect vinyl flooring, tiled walls, tiled splash backs to bath and wash basin, Sealed unit double glazed window, coving and extractor

**Bedroom 2:** Sealed unit double glazed window to front, radiator, television point, large built in cupboard with shelves, hanging and sliding doors.

**Outside:** Two allocated car parking space, bin storage and bike store.

## Services:

We understand from the vendor that main services are connected to the property.

**Council tax** band B

## Broadband Availability:

Standard: 13 Mbps download

Superfast: 32 Mbps download

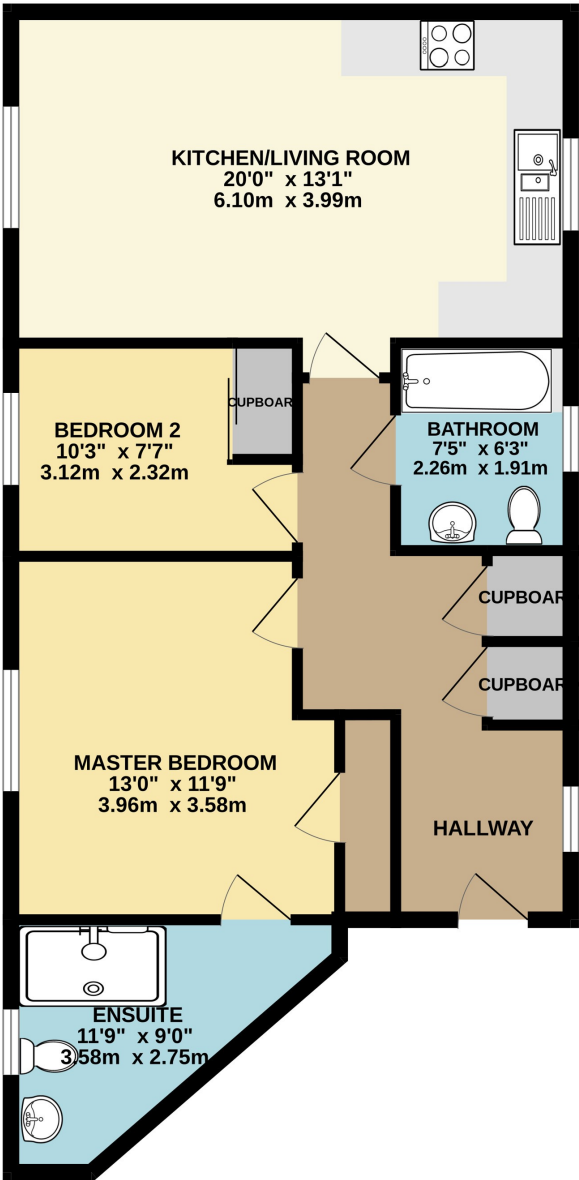
Ultrafast: 1000 Mbps Download

## Tenure:

We understand from the vendor that the property is held on 125 year lease from 2021. We also understand from the vendor that there is a ground rent payable currently £130pa and a management charge for communal areas of approximately £1200pa this includes building insurance.



GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83  B	83  B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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.

