



Marriotts Walk,
Stowmarket IP14 1AF

£1000 pcm

MaxwellBrown

Independent Property Agents

TO LET - AVAILABLE IMMEDIATELY

A spacious and well-presented 3-bedroom maisonette within walking distance of Stowmarket town centre and mainline railway station. Accommodation includes large open-planned kitchen/living room leading to decked balcony, 3 bedrooms, bathroom and separate WC. Further benefits included gas central heating and double glazing.



Marriotts Walk, Stowmarket

Entrance Hall:

With staircase to first floor.

First Floor Landing:

Smoke detector, radiator, staircase to second floor and door to:

Open Plan Living Room/Kitchen: 25'4 x 20'5 > 17'5

Living Room Area:

Stripped pine flooring, sealed unit double glazed windows to front and side, 3 radiators, TV point and sealed unit double glazed door leading to decked area surround by iron railings. Through to

Kitchen Area:

Fitted with a range of white gloss fronted units comprising inset single drainer sink unit with mixer tap and cupboards under. Work surfaces with cupboards, drawers and space under. Ceramic hob with extractor hood over, tall unit housing double Tricity Bendix oven and grill. Plumbing for washing machine, gas meter, electric meter cupboard, porcelain tiled splashbacks, Glow-Worm combination gas fired boiler supplying domestic hot water and central heating system, fitted with Danfoss timer. Sealed unit double glazed window to side with roller blind. CO monitor, inset ceiling spotlights, radiator, stripped pine floor and door to understairs shelved cupboard.

Second Floor Landing:

Smoke detector, radiator and doors to:

Bedroom 1: 14'3 x 9'1

With exposed pine beams to ceiling, stripped pine floor and sealed unit double glazed window to side.

Bedroom 2: 11'2 x 10'

Stripped pine floor, exposed pine ceiling beams, radiator and sealed unit double glazed window to front.

Bedroom 3: 8' x 9'

Double aspect sealed unit double glazed windows, built - in storage cupboards, exposed pine beams to ceiling and stripped pine floor.

Bathroom:

Newly fitted with a white suite comprising panelled bath, pedestal wash hand basin, walk in shower cubicle with Mira electric shower, curtain and rail. Tiled splashbacks, sealed unit double glazed window to side, radiator and access to loft.

WC:

Low level flushing suite, wash hand basin and extractor fan.

Parking:

Parking space adjacent to property which is available for use of the flat during evening and weekends.

Services:

We understand from the Landlord that all mains services are connected to the property.

Agent's Notes:

We are offering this property to rent on an 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 months' 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 with all bills paid.

Council tax: Band 'A'

Broadband availability:

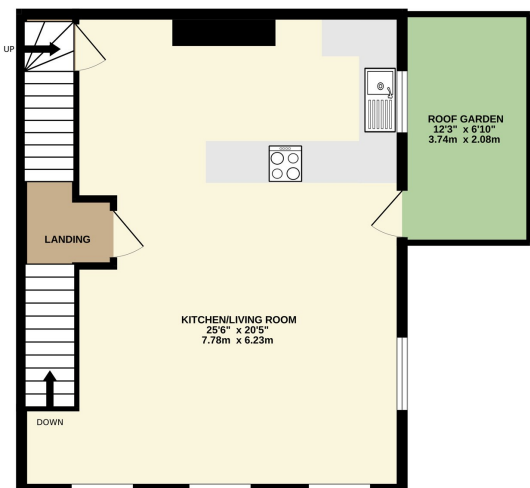
Standard	18 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1100 Mbps	1100 Mbps	Good



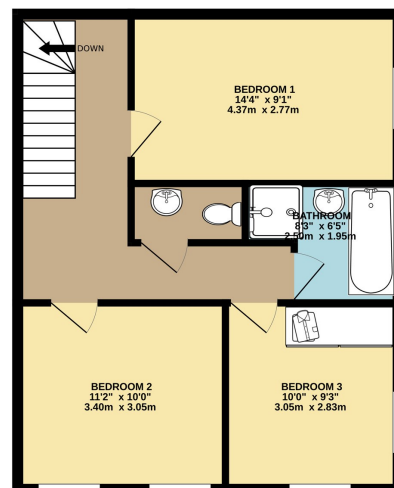
GROUND FLOOR
36 sq.ft. (3.3 sq.m.) approx.



1ST FLOOR
523 sq.ft. (47.7 sq.m.) approx.

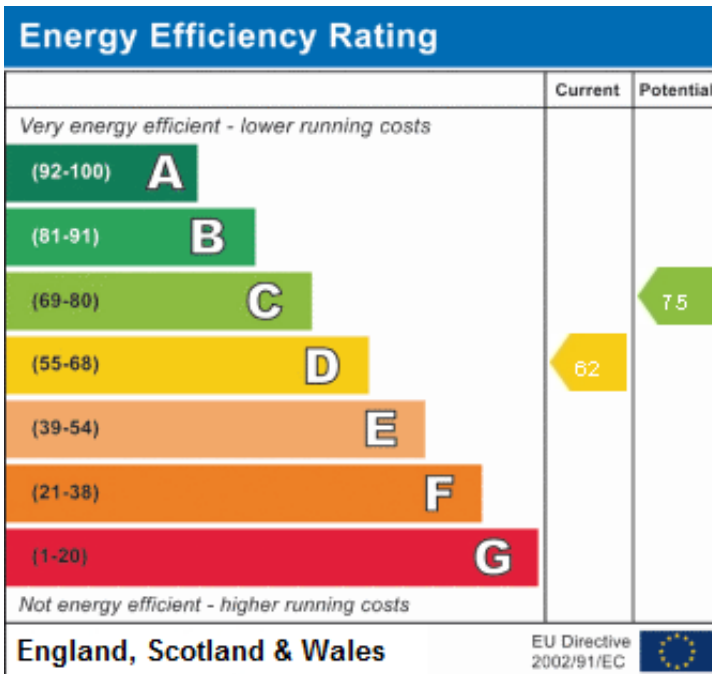


2ND FLOOR
521 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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.

