



Phoenix Way,  
Stowmarket, IP14 5FB

£159,500 Leasehold

**MaxwellBrown**

Independent Property Agents

**\*CHAIN FREE\*** Situated on the popular Cedars Park development within walking distance of both the town centre and rail station with links to London Liverpool Street (Approx 80 Minutes journey time) this well presented modern two bedroom first floor apartment offers spacious living accommodation including 2 bedrooms with ensuite to master, lounge, fitted kitchen with integrated appliances and family bathroom. Further benefits include gas fired central heating, double glazing and allocated parking space.





Door to:

Entrance Hall:

Entry call phone, and radiator, smoke detector. Doors to:

Bedroom 1:

Single and double built-in wardrobe. Sealed unit double glazed window to front radiator. Opening through to:

En suite shower room:

Fitted with a white suite comprising of corner entry shower cubicle with rain head shower and glass enclosure, low level flushing WC and wash hand basin with mixer tap and plunge plug. Sealed unit double glazed window to front, metro tiled walls, ceramic tiled flooring, ceiling spot lights, heated towel rail/radiator and extractor fan.

Bedroom 2: Sealed unit double glazed window to rear, radiator and triple built in wardrobe with shelves and hanging rail.

Lounge

Sealed unit double glazed French doors with Juliette balcony to front, 2 radiators, TV point. Glazed double doors to:-

Kitchen :

Fitted with a range of wood grain effect cupboards and drawers under grey stone effect work surface and upstands. 1 1/2 bowl single drainer stainless steel unit with mixer tap. Hotpoint double oven, 4 burner gas hob and extractor, built in Beko dishwasher, Indesit fridge freezer and washer/dryer. Ceramic tiled floor, 2 sealed unit double glazed windows to rear. Potterton gas fired combi boiler suppling domestic hot water and central heating. Inset spot lights, kick space heater.

Bathroom:

Fitted with a white suite comprising panelled bath with shower mixer tap, low level flushing WC and pedestal wash hand basin with mixer tap and plunge plug. Half tiled walls, Ceramic flooring, LED spotlights, radiator and extractor fan.

Outside:

There is one allocated car parking space in car parking area to the rear and communal bin store.

Services:

It is understood from the vendors that all mains services are connected to the property.

Council Tax:

Band B: payable to Mid Suffolk District Council

Maximum Broadband download Speeds available:

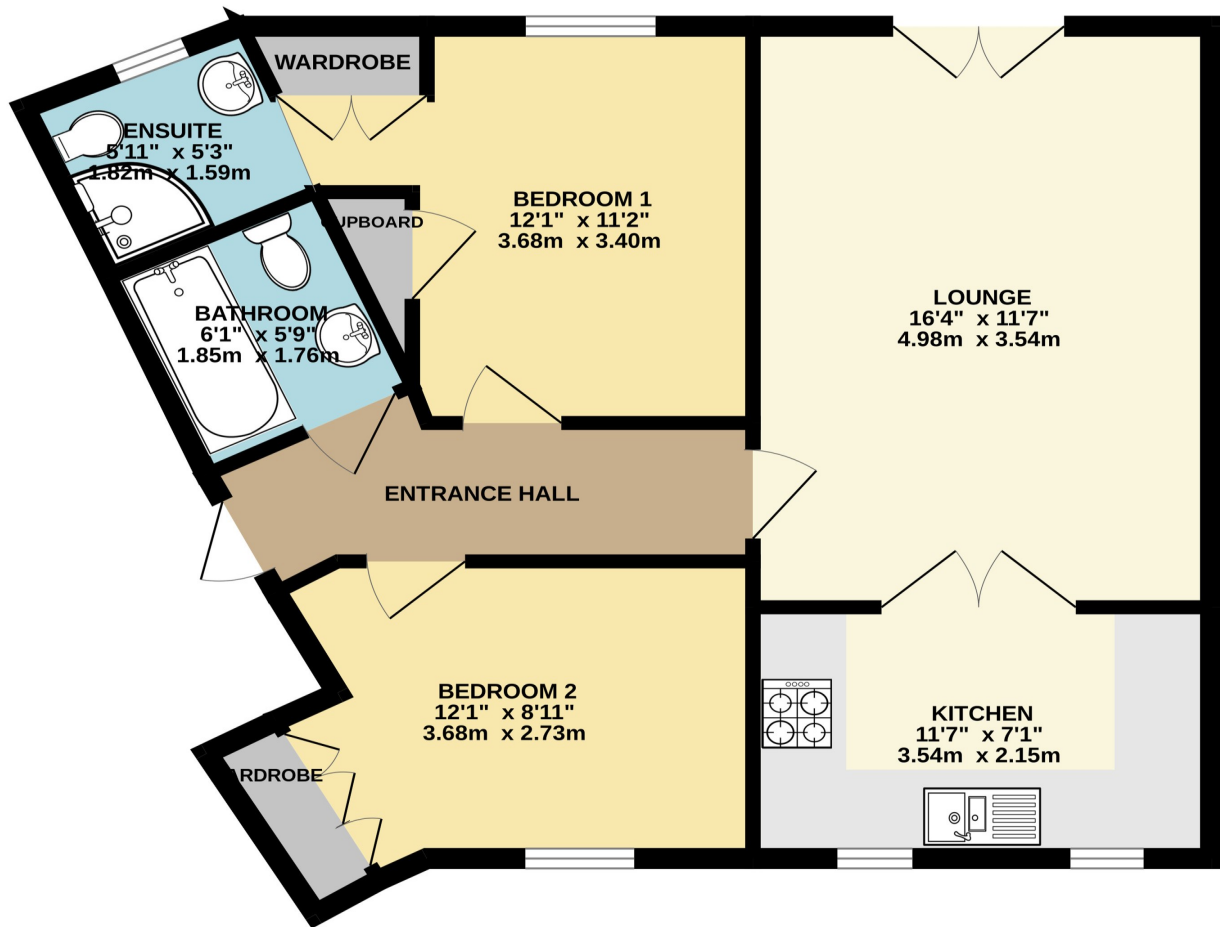
Standard download 6 Mbps  
Ultrafast download 1100 Mbps  
Information source Ofcom.com

Lease Details: It is understood that the property is held on a 999 year leasehold commencing from 1/6/2006. There is a ground rent payable of £200 per annum and service charge which for 2025 is £2099pa.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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.

