



£85,000

22 The Grove, Stowmarket, Suffolk, IP14 1RR

Bucks Property Agents are pleased to offer for sale this WELL PROPORTIONED and EXTREMELY WELL SITUATED FIRST FLOOR WARDEN CONTROLLED APARTMENT. Situated centrally within Stowmarket the property offers EASY ACCESS to Stowmarket Town centre and offers EXCELLENT COMMUNAL FACILITIES. The property itself has TWO BEDROOMS, A MODERN KITCHEN & BATHROOM, ECONOMY 7 HEATING and MONITORED ALARM ENTRY PHONE SYSTEM. There is OFF ROAD PRIVATE PARKING and the property is situated in a SOUGHT AFTER LOCATION. The age restriction is for OVER 60'S and viewing is strictly by appointment with the above agents.

**The accommodation on offer is as follows:**

**COMMUNAL ENTRANCE HALL:**

With chair lift leading to

**LANDING:**

With access to the apartment and door to

**MAIN ENTRANCE HALL:**

With vinyl style flooring, storage cupboard housing combi boiler and further storage cupboard.

**SITTING/DINING ROOM:**

A light and airy room with bay window to the rear, night storage heater, TV and telephone point.

**KITCHEN:**

With range of high & low level units, window to the front, plumbing for washing machine, sink with drainer, tiled splash backs, electric hob & oven, extractor hood and fan, space for fridge freezer, breakfast bar, storage cupboard and vinyl style flooring.

**BEDROOM 1:**

With night storage heater, window to the rear, fitted double wardrobes.

**BEDROOM 2:**

With window to the side and night storage heater.

**SHOWER ROOM:**

With vinyl style flooring, window to the side, heated towel rail, shower in cubicle, WC and sink.

**OUTSIDE:**

The property has communal gardens which are all exceptionally well maintained and tendered as shown on the photographs. There is off road parking within the development. The Grove itself has communal lounges, meeting areas, and excellent landscaped gardens. Due to its location directly in the town centre offers walking distance to the excellent facilities on offer within Stowmarket.

As already mentioned, the property is available for the Over 60's.

**DIRECTIONS:**

**Head east on Tavern St/B1115 towards Bury St, Continue to follow B1115 Turn right onto Gipping Way/A1308, Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd, Destination will be on the left marked by a Bucks For Sale Board.**

**FLOORPLANS**  
**To be inserted with EPC**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



EPC to insert

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