



Palmer & Partners



Treeview, Stowmarket, Suffolk, IP14

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Offers In Excess Of £140,000

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- No Onward Chain
- Top Floor Apartment
- Two Bedrooms
- 20ft Open Plan Kitchen/Living Room
- Bathroom
- Allocated Parking Space



This nicely presented top floor apartment (second floor) is located on the outskirts of Stowmarket towards the end of a close within walking distance of the town centre and offering good access out to the A14 commuter trunk road. The apartment is being sold with no onward chain, offers views across the communal gardens and fields beyond, has been redecorated and had new flooring throughout, and benefits from one allocated

parking space and visitor parking space, gas central heating, and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, two bedrooms, bathroom, and 20ft open plan kitchen / living room.

Leasehold information:
Lease – 125 years (107 years remaining)

Service charge – £900 per annum

Ground rent – Peppercorn

Stowmarket is a market town situated on the A14 trunk road between Bury St Edmunds and Ipswich and is on the main railway line between London Liverpool Street and Norwich. The town lies on the River Gipping which is joined by its tributary, the River Rat, to the South of the town and boasts a wide range of amenities

including Stowmarket High School, a church, leisure centre, health centre and is home to the Museum of East Anglian Life. In addition, Haughley Park is an historical house of significance listed in the English Heritage Register.



Secure Entry System Into::

Communal entrance hall with stairs to the second-floor apartment.

Entrance Hall: Two built-in cupboards, wall-mounted phone entry system, and doors to:

Bedroom One: 12'8" x 8'7" (3.86m x 2.62m) Double-glazed window to the front aspect, radiator, and built-in cupboard housing the boiler.

Bedroom Two: 11'6" x 6'7" (3.5m x 2m) Double-glazed window to the rear aspect and radiator.

Bathroom: 10'8" x 6'2" (3.25m x 1.88m) A three-piece suite comprising bath with shower over, low-level WC and hand wash basin; with a radiator, tiled floor, and part tiled walls.

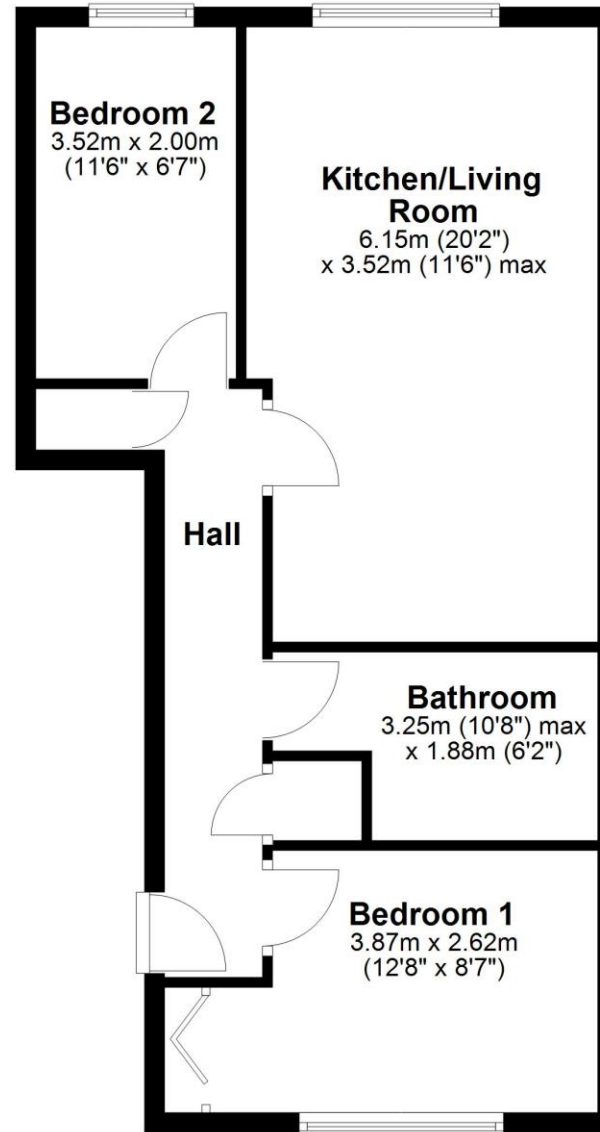
Kitchen / Living Room: 20'2" x 11'6" (6.15m x 3.5m) The kitchen area is fitted with a range of matching eye and base level units and drawers with roll edge

work surfaces and upstands, sink and drainer, integrated fridge freezer, oven and electric hob with extractor hood over, space and plumbing for a washing machine, breakfast bar, tiled floor, and ceiling inset spotlights. The living area has a double-glazed window to the rear aspect, radiator, and is laid to carpet.

Outside: The apartment comes with one allocated parking space, visitor parking space, and access to the communal garden.

Second Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 52.5 sq. metres (564.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: B



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