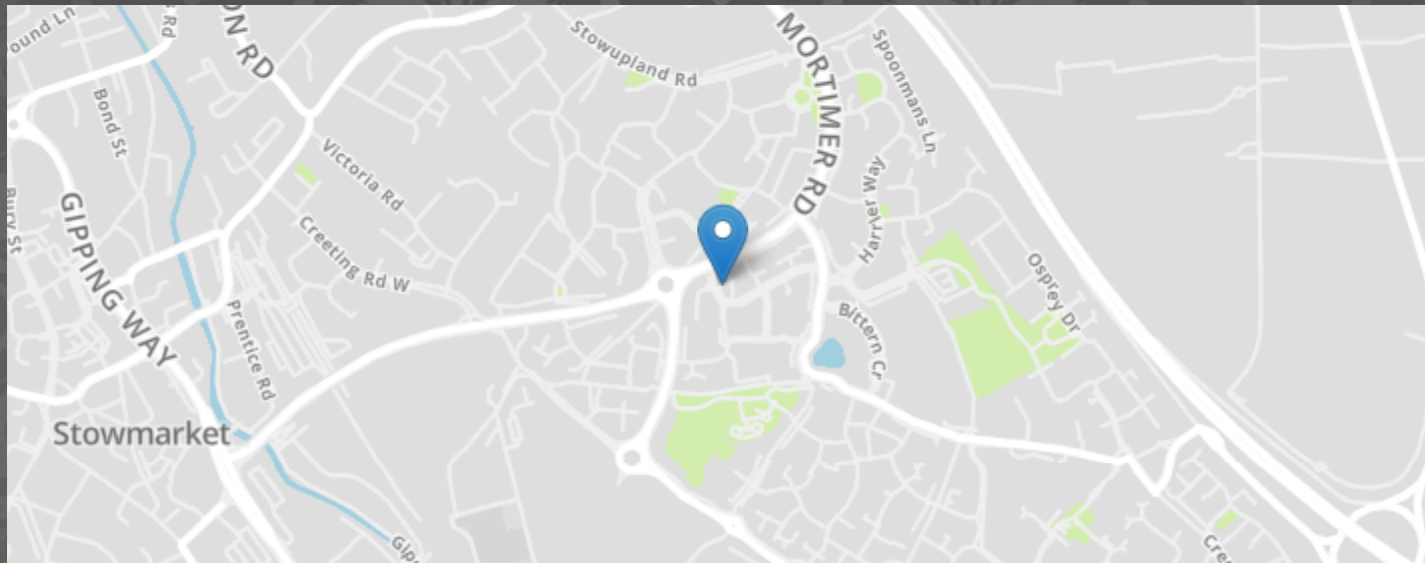


Kittiwake Court, Stowmarket



- ALLOCATED CAR PARKING
- JULIETTE BALCONY
- EN-SUITE & BATHROOM
- TWO BEDROOMS
- UPPER FLOOR APARTMENT
- VENDOR HAS FOUND ONWARD
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- OPEN PLAN LOUNGE / DINER & KITCHEN AREA

MARKS & MANN

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contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Kittiwake Court, Stowmarket

VENDOR HAS FOUND ONWARD

A very well presented TWO BEDROOM upper floor apartment located in Cedars Park. The property offers a spacious open plan kitchen/living area with a featured Juliette balcony, two bedrooms with an en-suite to the main, family bathroom and a storage cupboard in the hallway. There is ONE ALLOCATED PARKING SPACE and plenty of communal areas for additional cars or for guests.

£155,000 Guide Price

Kittiwake Court, Stowmarket

Kitchen/Reception Area

A well presented and spacious kitchen/reception area with fitted laminate flooring. The kitchen offers floor and overhead units with integrated appliances to include fridge/freezer, oven with gas hob top and overhead extractor fan and plumbing for washing machine. Modern décor with light fitting in the reception side and inset spotlights in the kitchen. Double glazed window. Radiator.

Main Bedroom

Good size bedroom with fitted carpet, double glazed window overlooking the side of the property. Radiator. The bedroom has the benefit of an en-suite. The en-suite has a three piece suite to include walk-in shower, wash basin and WC. There is an extractor fan and fitted laminate flooring. Mounted wall mirror and cabinet.

Bedroom Two

Good size second bedroom with fitted carpet. Double glazed window. Radiator. Wardrobes to be left.

Bathroom

Very well presented and filled with natural light this spacious bathroom offers a three piece suite to include bath with shower attachment, WC and wash basin. Fitted laminate flooring. Double glazed frosted email. Wall mounted cupboard. Extractor fan.

Parking

One allocated parking space to the back of the property and plenty of on road communal parking.

Important Information

Tenure – Leasehold
Years Left - 108
Service Charge - £1,080 annually
Ground Rent - £170 annually
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC rating - TBC

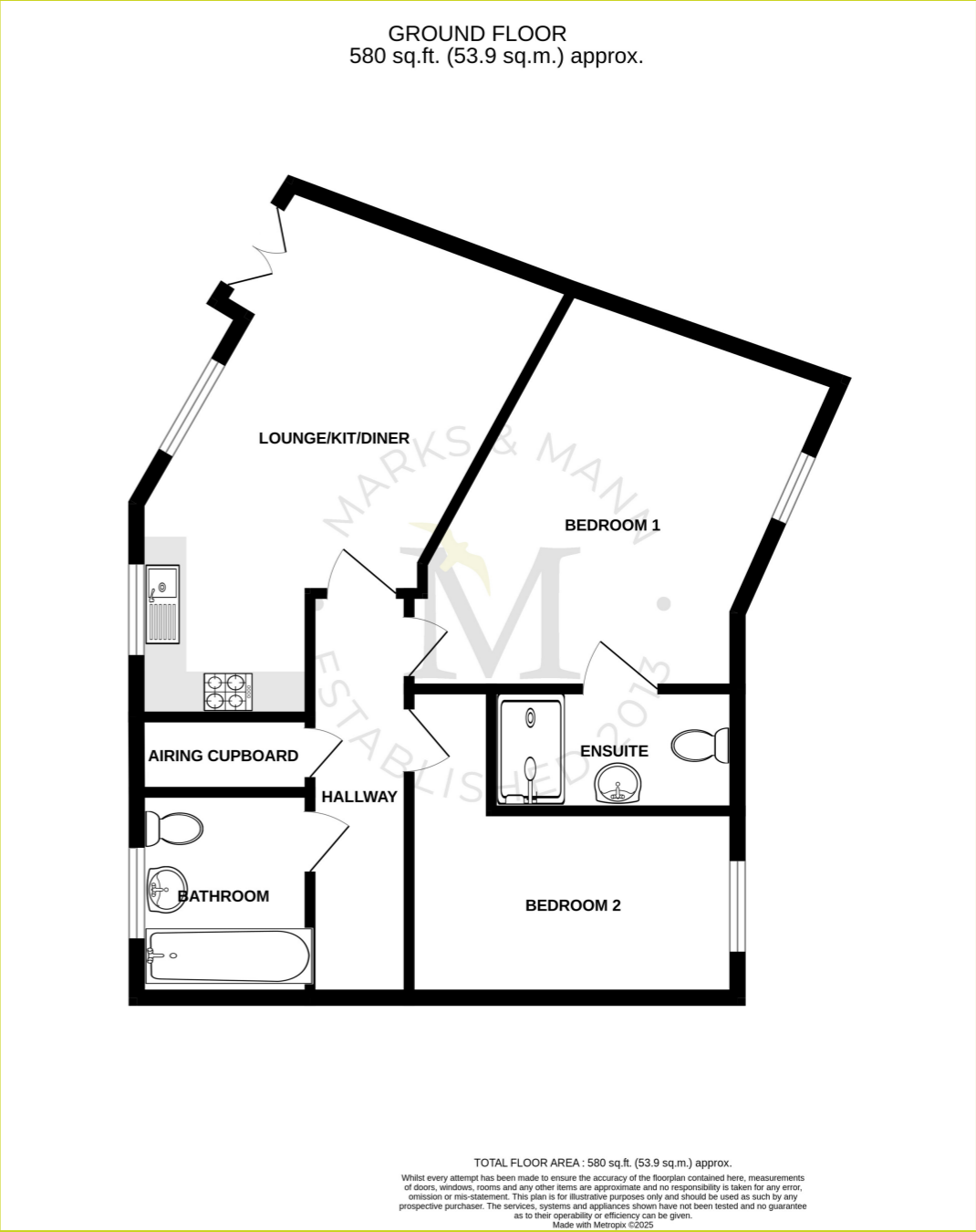
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kittiwake Court, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

