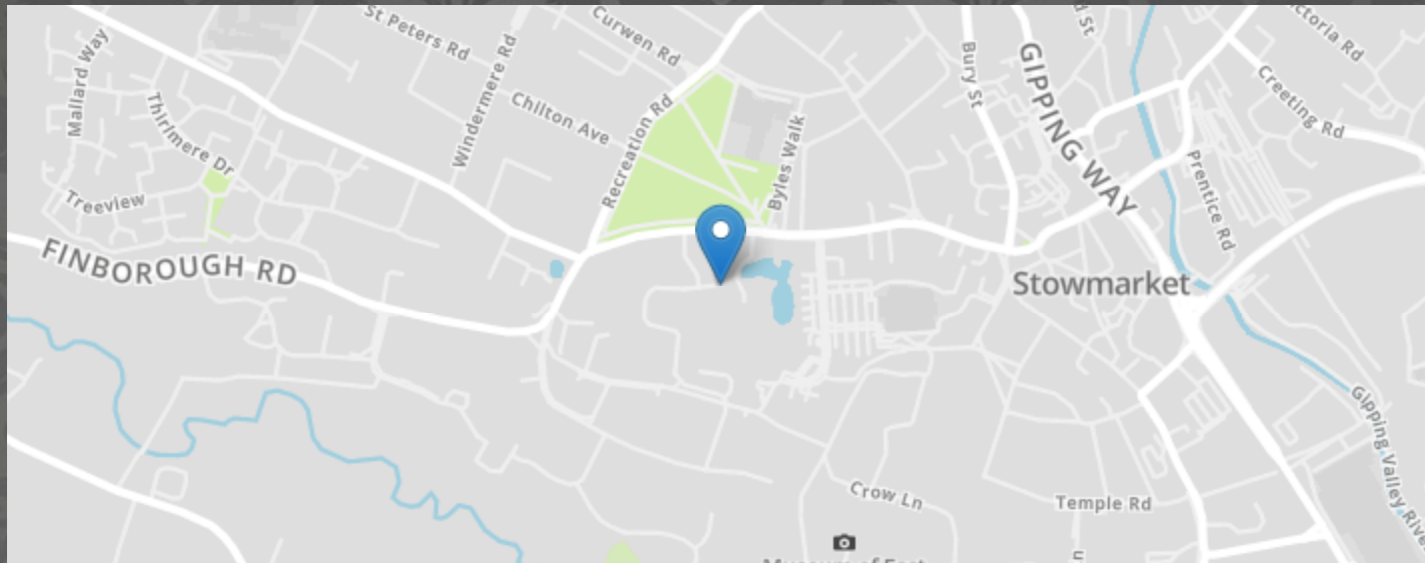


Lucena Court, Stowmarket



- OVER 55'S ONLY
- COMMUAL GARDEN SPACE
- LOUNGE
- TWO BEDROOM
- SECURITY DOOR ENTRY SYSTEM
- GROUND FLOOR APARTMENT
- SHOWER ROOM
- NO CHAIN

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Lucena Court, Stowmarket

GROUND FLOOR TWO BEDROOM, RETIREMENT FLAT in Stowmarket. The property is one of two layouts on the development, and benefits from two bedrooms, lounge, kitchen and shower room. The property is well presented throughout and benefits further from emergency pull cords. Situated just a short walk to Stowmarket town centre amenities are right on your doorstep. The outside area offers off road parking and communal garden space.

Internal inspection is highly recommended !

£115,000

Lucena Court, Stowmarket

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Front

Security door entry system to front door.

Entrance Hall

Storage heater, Airing cupboard, Built in cupboard. Telephone entry system.

Lounge/ Dining Rom

3.35m x 3.97m (11' 0" x 13' 0") Double glazed window to front, Storage heater, Electric fire.

Kitchen

1.98m x 3.08m (6' 6" x 10' 1") Double glazed window to front, 1 1/2 Stainless steel sink with mixer tap and drainer. Range of wall and floor mounted units. Laminate worksurface. Part tiled. Cooker with extractor hood. Plumbing for washing machine. Space for fridge/freezer. Water softener.

Shower Room

Walk in shower. Low level W.C. Hand wash basin in vanity unit. Part tiled. Extractor fan. Electric heated towel rail.

Bedroom One

3.06m x 3.35m (10' 0" x 11' 0") Double glazed window to rear.

Bedroom Two

2.16m x 2.86m (7' 1" x 9' 5") Double glazed window to rear.

Agents Note:

Service charge: £2,937.pa
Ground rent: £262.00.pa
(Please note these are reviewed and subject to change).
Remaining length of lease 65 Years left
24 hour emergency Appello call system
Security door entry system
Hard standing area to the rear for mobility scooter with electricity point.

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

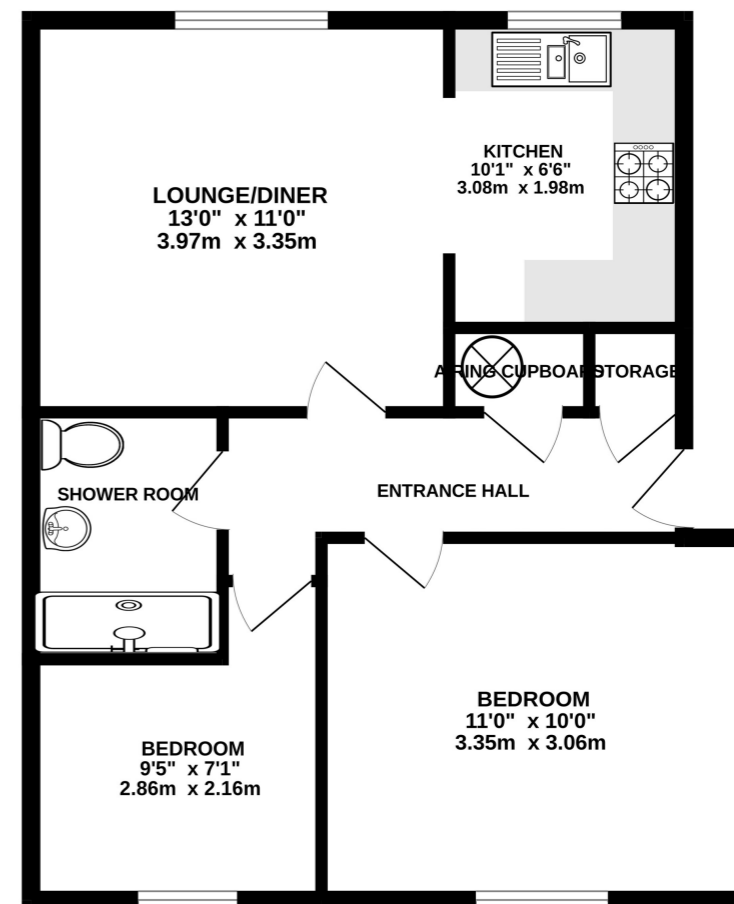
Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council tax band:

At the time of instruction the council tax band for this property is band B.

GROUND FLOOR



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. Made with Metropix ©2023

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

