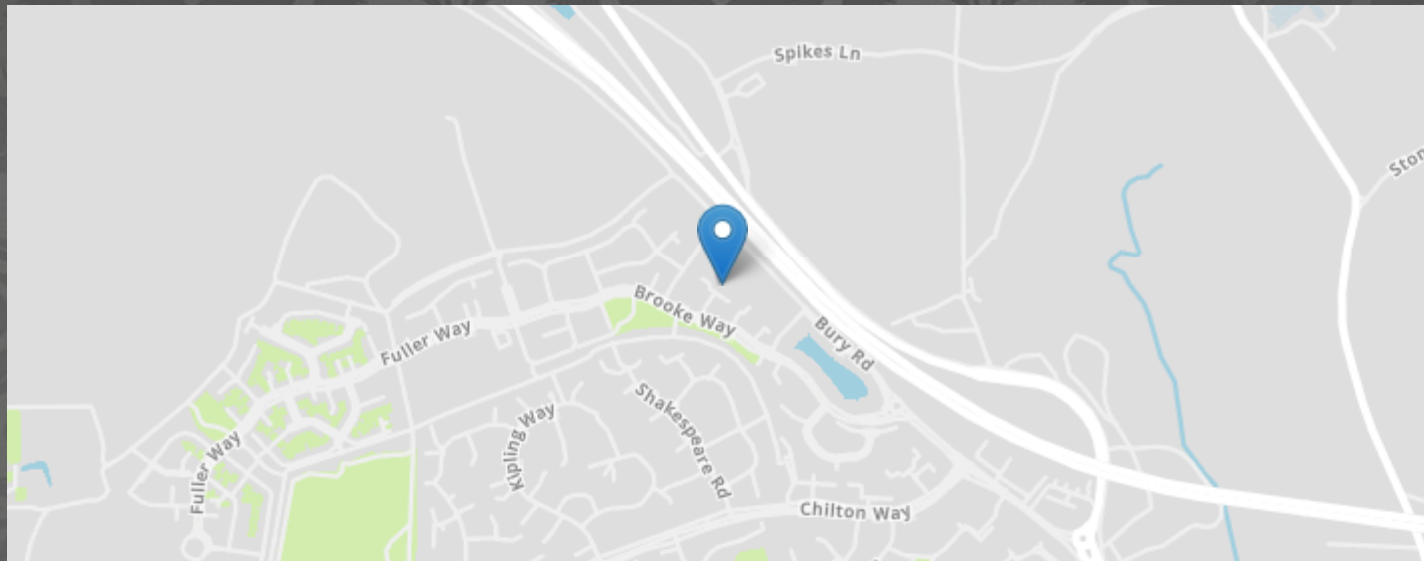


Newbolt Close, Stowmarket



- GARAGE AND PARKING
- TWO BEDROOM FIRST FLOOR APARTMENT
- INVESTMENT OR RESIDENTIAL PURCHASE
- LOCAL SHOP
- GOOD ACCESS TO A14
- NHBC WARRANTY REMAINING
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- HIGH CEILINGS THROUGHOUT

MARKS & MANN

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contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Newbolt Close, Stowmarket

Marks and Mann are pleased to present this MODERN TWO BEDROOM FIRST FLOOR APARTMENT with GARAGE and PARKING. The property is well presented throughout with an open plan living/dining area, modern fitted kitchen, LARGE MAIN BEDROOM, second bedroom and bathroom. The property benefits from having a good size communal garden to the rear and bike storage area. There is still NHBC years remaining with a LONG LEASE. We would recommend viewing early to not miss out.

£170,000 Offers in Excess of

Newbolt Close, Stowmarket

Entrance

The entrance of the property provides a large built-in storage cupboard. Fitted carpet. Neutral Décor. Modern light fittings.

Reception

Generously sized reception/dining area with fitted carpet and modern light fittings. Double glazed window to front aspect. Neutral décor. Radiator. Opening leading into the modern kitchen area.

Kitchen

Very well presented fitted kitchen to include floor and overhead units with a light grey gloss finish. The kitchen offers integrated appliances including oven with gas hob top and overhead extractor fan, fridge freezer, dishwasher and washing machine which is only a year old, all integrated appliances will stay. Fitted oak effect flooring. Inset spotlights. Double glazed window to the side aspect.

Bathroom

Modern bathroom fitted with a three piece suite to include WC, wash basin and P shaped bath with overhead shower and fitted glass screen. Splash back tiles feature around the bath and above the wash basin. Wall mounted mirrored storage unit. Vinyl flooring. Inset spotlights. Extractor fan. Radiator.

Main Bedroom

Generously sized main bedroom which is currently laid out with a king size bed and open wardrobe area, there could be potential to add fitted wardrobes if desired. Fitted carpet. Double glazed window to the rear aspect. Radiator.

Bedroom Two

Good size second bedroom offering space for a single bed, at home office, guest room or nursery. Fitted carpet. Double glazed window to rear aspect. Radiator.

Outside

Front;
Communal front garden area which is maintained, shrubbery and flowers. Garage with parking space in front. Communal parking also available.
Rear;
Communal garden, mostly laid to lawn with hedge boarders. Washing Line. Gated entrance and fully enclosed.

Important information

Tenure – Leasehold
Service Charge - £121.76pcm
Ground Rent - £250pa
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B

Newbolt Close, Stowmarket

EPC rating - C

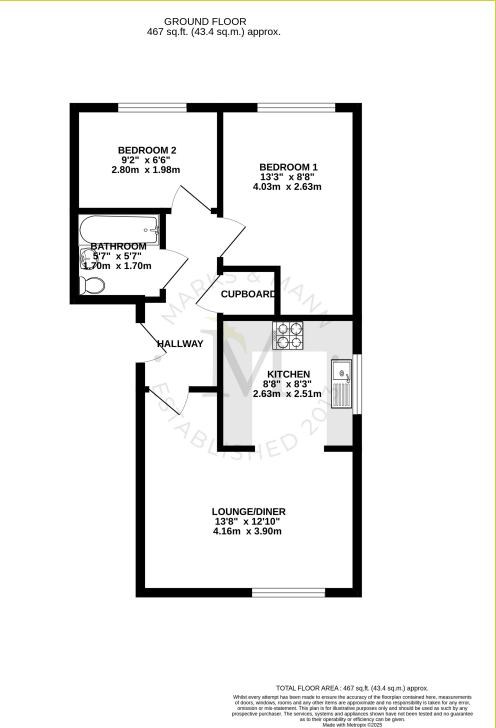
Disclaimer

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.



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

