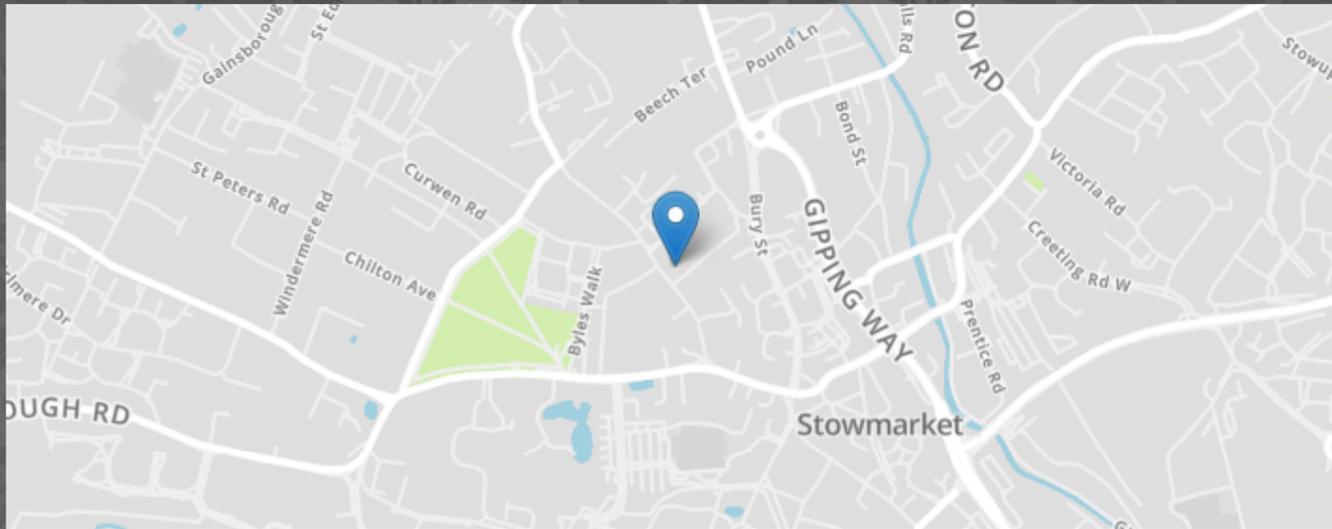


## Violet Hill Road, Stowmarket



- GROUND FLOOR APARTMENT
- MODERN FITTED KITCHEN
- 24 HOUR EMERGENCY INTERCOM SYSTEM
- MODERN FITTED BATHROOM
- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE
- COMMUNAL PARKING & GARDENS
- OVER 60'S ONLY

# MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Violet Hill Road, Stowmarket

Proudly welcoming to the market this outstanding example of a TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT on the popular establishment of OLD SCHOOL COURT located in the heart of Stowmarket, available for over 60's.

This property benefits from a MODERN FITTED KITCHEN AND BATHROOM, a large reception with a private entry for ease of accessibility and TWO DOUBLE BEDROOMS. With storage in abundance and neutral decor throughout, this property is move-in ready and is one of the best in the complex.

Old School Court welcomes you to a great community to be a part of with a communal lounge, gardens and parking all within walking distance to Stowmarket Town Centre. Stowmarket also provides great access links with the mainline Train Station and nearest bus stop being a short walk away enabling you to go further afield when desired.

This truly is a MUST view to appreciate all the apartment has to offer.

**£130,000 Offers in Excess of**

## Violet Hill Road, Stowmarket

### Reception

A deceptively spacious and welcoming space with an electric fire and mantelpiece creating a striking focal point and providing additional warmth. There is a boxed bay window with UPVC double glazed windows and a UPVC double glazed lited door which acts as a private entrance to the property for ease and allows natural light to beam in. Fitted carpet. Electric storage heater. Alarm pull cord.

### Kitchen

Having been modernised in recent years and with a range of overhead and undercounter cupboards, this is an ideal space for those who don't want to compromise on a stylish, yet practical kitchen. A UPVC double glazed window to the side aspect allows natural light in. Built-in dishwasher. Eye-level oven and electric hob. Vinyl worktops with inset ceramic sink. Part-tiled walls. Space for a tall fridge/freezer.

### Entrance Hall

A welcoming reception with ample space for shoes and coats. Two large built-in cupboards provide plentiful storage.

### Bedroom One

The first of the two double bedrooms benefits from built-in wardrobes, a UPVC double glazed window to the rear aspect, an electric storage heater, fitted carpet and an alarm pull cord. There is also plenty of

space to add additional storage/accent pieces.

### Bedroom Two

This double room provides further storage with a second set of built-in wardrobes and benefits from having a UPVC double glazed window to the rear aspect, an electric storage heater, fitted carpet and alarm pull cord. Again, providing further space for additional storage/accent pieces.

### Bathroom

This newly-fitted three piece suite consists of a walk-in shower with hand rails for ease of accessibility, a vanity wash basin and WC. Deep blue part tiled walls. Heated towel rail. Extractor fan. Alarm pull cord.

### Important Information

Tenure – Leasehold  
 Service Charge - £369.00 per month (inclusive of water and building insurance)  
 Ground Rent - £300.00 payable every six months.  
 Services – we understand that mains electricity, water and drainage are connected to the property.  
 Council tax band C.  
 EPC rating D.

### Directions

Using a SatNav, please use IP14 1NB as the point of

destination.

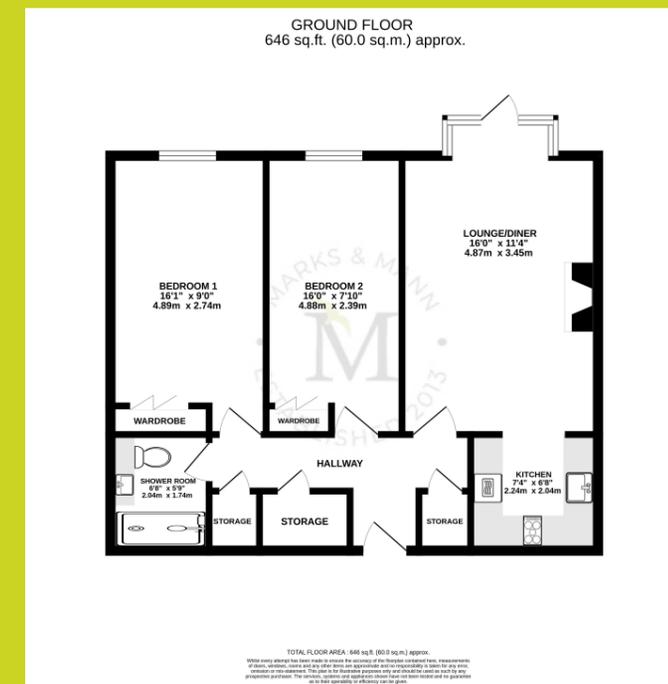
### Anti-Money Laundering Regulations

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.

### 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.



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

