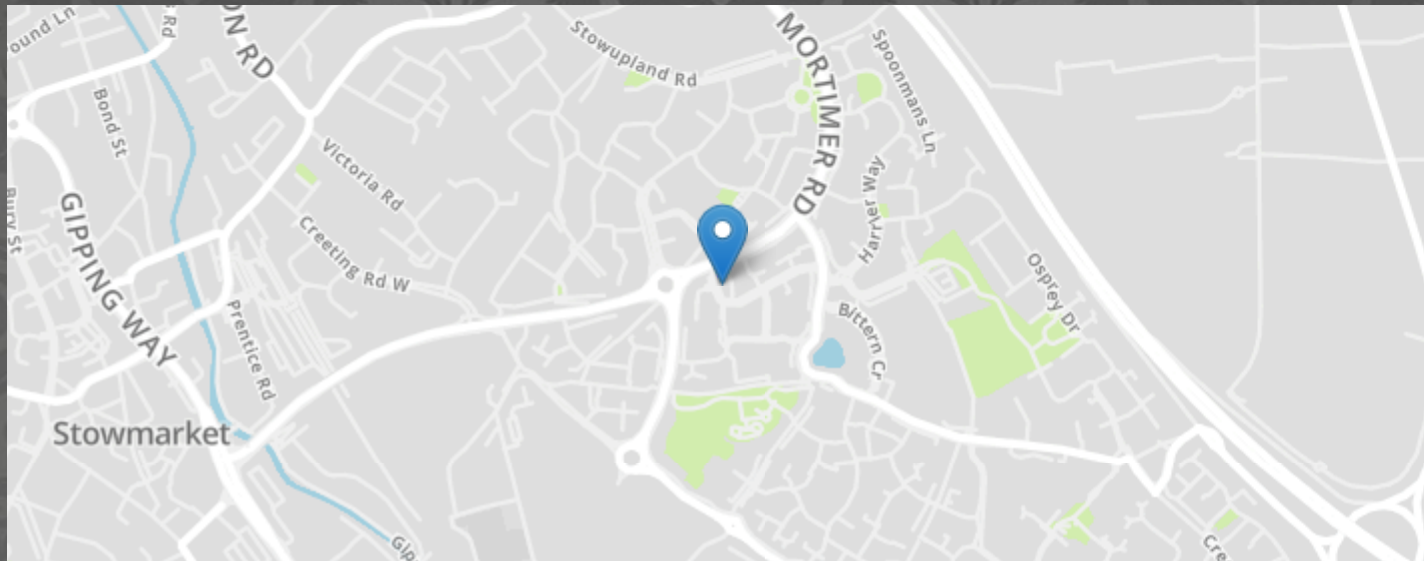


Kittiwake Court, Stowmarket



- SPACIOUS ONE BEDROOM APARTMENT
- SECURE ENTRY SYSTEM
- DESIGNATED PARKING IN PRIVATE CAR-PARK
- SEALED UNIT DOUBLE GLAZING AND GAS FIRED RADIATOR HEATING
- GOOD SIZE OPEN PLAN LIVING/DINING/ KITCHEN
- BATHROOM WITH SEPARATE SHOWER
- WALKING DISTANCE TO RAILWAY STATION
- COUNCIL TAX BAND A

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Kittiwake Court, Stowmarket

NO ONWARD CHAIN

Marks & Mann are pleased to bring to market a very well presented one bedroom upper floor apartment located in Cedars Park. The property offers a spacious open plan kitchen/living area with a featured Juliette balcony, one good sized double bedroom, a very large 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. EARLY VIEWING IS HIGHLY RECOMMENDED!!!

£145,000 Guide Price

Kittiwake Court, Stowmarket

Kitchen

2.63m x 1.99m (8' 8" x 6' 6")
The kitchen comes with large amounts of cupboard storage space as well as having built-in appliances.

Lounge/Diner

5.29m x 3.25m (17' 4" x 10' 8")
A good sized room with hard wood flooring. The double door access onto the Juliette balcony allows for a lot of natural light to flood to room.

Bathroom

3.17m x 1.97m (10' 5" x 6' 6")
A very large bathroom with a four-piece suite. Hard wood flooring and modern units give it a stylish finish.

Bedroom

3.17m x 3.10m (10' 5" x 10' 2")
A good sized double bedroom with a large built-in double wardrobe. Has been carpeted throughout.

Important Information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Lease Info- 108 years left
SC- approx £400 every 6 months
GR- £65 every 6 months
Council tax band A.
EPC rating TBC
Our ref: JS.

Directions

Using a SatNav, please use IP14 5GS as the point of destination.

Disclaimer

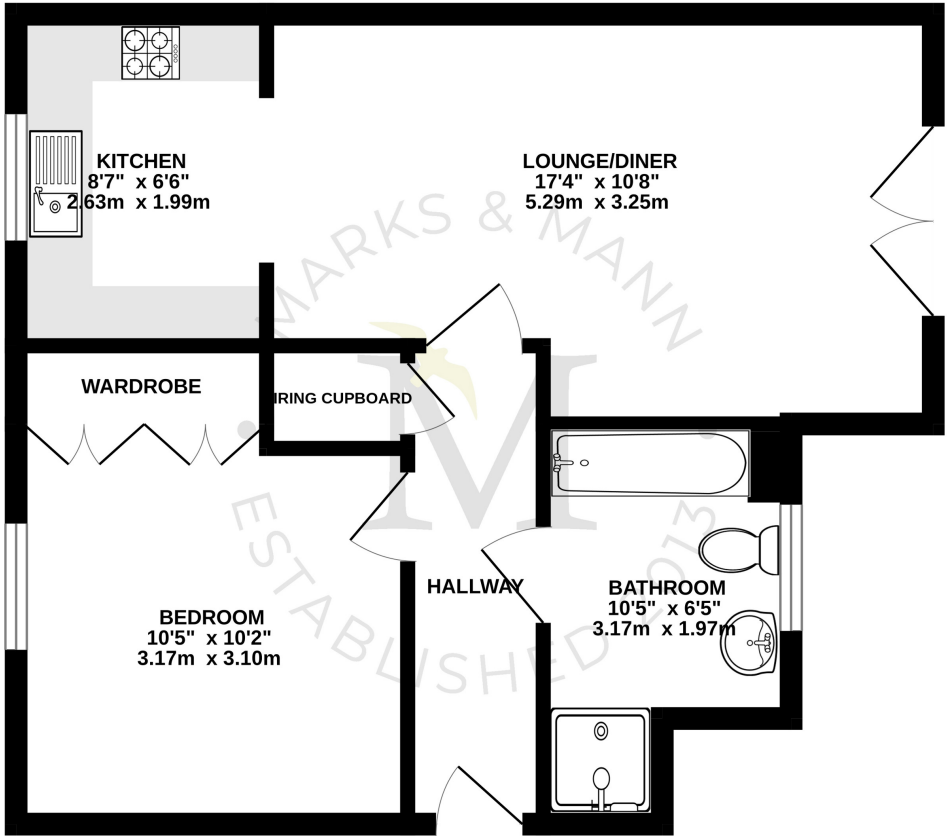
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.
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.
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The above floor plans are not to scale and are shown for indication purposes only.

