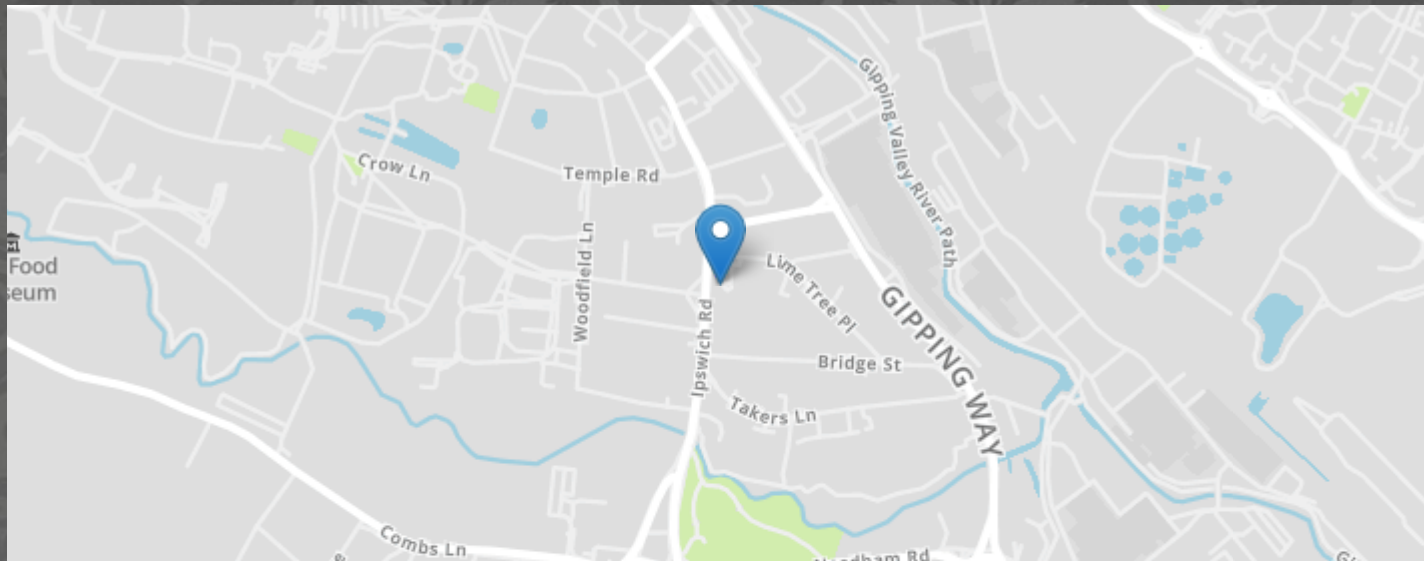


The Grove, Stowmarket



- TWO-BEDROOM RETIREMENT APARTMENT
- BRIGHT LIVING ROOM WITH BAY WINDOW
- FLEXIBLE SECOND BEDROOM / DINING ROOM
- NEW ELECTRIC RADIATORS INSTALLED
- RESIDENT AND VISITOR PARKING AVAILABLE
- NEW FLOORING
- LOCATED IN THE HEART OF STOWMARKET
- SPACIOUS PRIMARY BEDROOM
- CONTEMPORARY SHOWER ROOM
- COMMUNAL LOUNGE, KITCHEN, AND LANDSCAPED GARDENS
- FUSEBOARD LESS THAN 2 YEARS OLD
- NEW SHOWER ROOM

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MARKS & MANN



The Grove, Stowmarket

Marks & Mann are delighted to offer for sale this well-presented two-bedroom retirement apartment ideally situated in the heart of Stowmarket, just a short stroll from the town centre and all its amenities. Exclusively for residents aged 60 and over, this charming home provides both independence and a welcoming community atmosphere, with beautiful communal gardens and several seating areas perfect for socialising or enjoying a peaceful afternoon outdoors. The apartment itself offers bright and stylish accommodation throughout, featuring a spacious living room with bay window, modern kitchen, and two well-sized bedrooms—with bedroom two currently used as a dining area, offering flexible living options. The property is fully electric and benefits from newly fitted modern electric radiators, ensuring efficiency and comfort. With communal facilities, well-maintained surroundings, and proximity to local shops, cafes, and transport links, this home is ideal for those seeking an easy, low-maintenance lifestyle in a central and friendly setting.

£90,000 Guide Price

The Grove, Stowmarket

Ground Floor Lobby

Stairs to first floor with chair lift.

First Floor

Entrance Hallway

Telephone entry system. Built in cupboard. Electric heater. Coved ceiling. Loft access.

Reception

A bright and elegant living space positioned at the front of the property, featuring a charming bay window that allows natural light to flood the room throughout the day. The soft neutral décor enhances the feeling of space and calm, while the electric feature fireplace creates a welcoming focal point. There's plenty of room for both comfortable seating and display furniture, making it the ideal place to relax, read, or enjoy time with friends and family. The large window offers views towards the front aspect, giving a pleasant outlook and a sense of privacy.

Kitchen

Beautifully designed for both functionality and style, the modern fitted kitchen features a sleek range of refreshed units complimented by warm wood-effect work surfaces and a colourful tiled splashback. The space includes an integrated oven, microwave, and electric hob with extractor, as well as a stainless-steel sink. Cleverly arranged storage and under-unit lighting provide a bright and practical workspace. Compact yet efficient, it's the perfect setting for preparing meals or enjoying a quiet breakfast.

Bedroom One

The main bedroom is a bright and spacious double with a bay window, filling the room with natural light and creating a wonderful sense of openness. Fitted wardrobes provide excellent storage, while the soft, modern décor ensures a peaceful and relaxing environment. There's ample room for additional furniture such as drawers or a dressing table, and the thoughtful layout makes it both stylish and practical. Airing Cupboard. Electric heater.



Bedroom Two

Currently used as a dedicated dining space, this versatile second bedroom offers great flexibility for the new owner. Its comfortable size makes it equally suitable as a guest room, home office, or hobby room, depending on your lifestyle needs. A window overlooking the development allows in natural light, and the room's calm, neutral palette ties seamlessly with the rest of the apartment. With simple reconfiguration, it can easily revert to a cosy second bedroom if preferred.

Shower room

Stylishly updated LAST YEAR, the modern shower room is finished in contemporary marble-effect wall panels, creating a sleek and luxurious feel. It features a curved glass shower enclosure, low-level WC, and a chic vanity unit with built-in storage and wash basin. A heated towel rail provides added comfort, while recessed ceiling spotlights and a frosted window ensure a bright yet private space. The layout is thoughtfully designed for easy access and low maintenance — perfect for modern, independent living.

Communal Areas & Lifestyle

Residents enjoy access to a range of well-maintained communal facilities designed to foster both comfort and community spirit. The shared residents' lounge provides a friendly social hub, ideal for gatherings, coffee mornings, or simply relaxing with neighbours. There's also a communal kitchen area for events, while the beautifully kept gardens offer peaceful seating areas and vibrant planting — perfect for enjoying the outdoors without the upkeep.

Careline alarm service, and mobility-standard properties, providing reassurance and accessibility for those looking for secure, independent living.

Retirement Community Information

This well-established retirement development was built in 1987 and consists of 30 apartments (a mix of one- and two-bedroom homes), designed specifically for residents aged 60 years and over.

Conveniently located just 0.5 miles from Stowmarket town centre, the development is within easy reach of local amenities, including shops, a post office, GP surgery, and social centre. A bus stop is only 200 yards



away, offering excellent transport links.

The property falls under the Mid Suffolk Housing Authority and Suffolk Social Care Authority areas.

Important information

Tenure – Leasehold - around 63 years left on the lease
£278.80 monthly charges, this includes the ground rent of £50.04, the water rates and the buildings insurance.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - A
EPC rating - D

Disclaimer

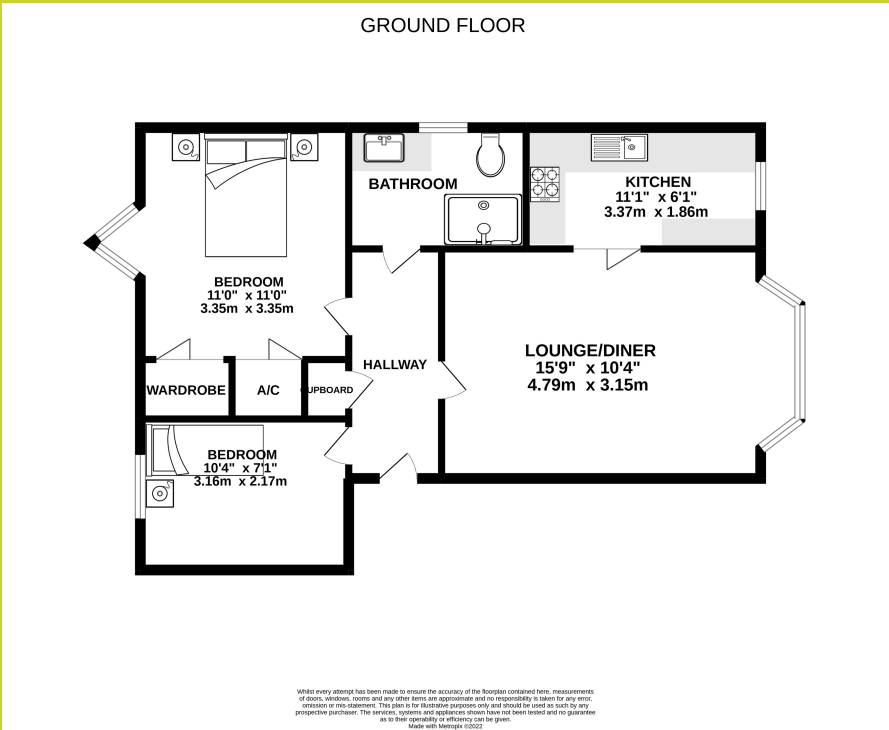
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales

The Grove, Stowmarket

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.



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

