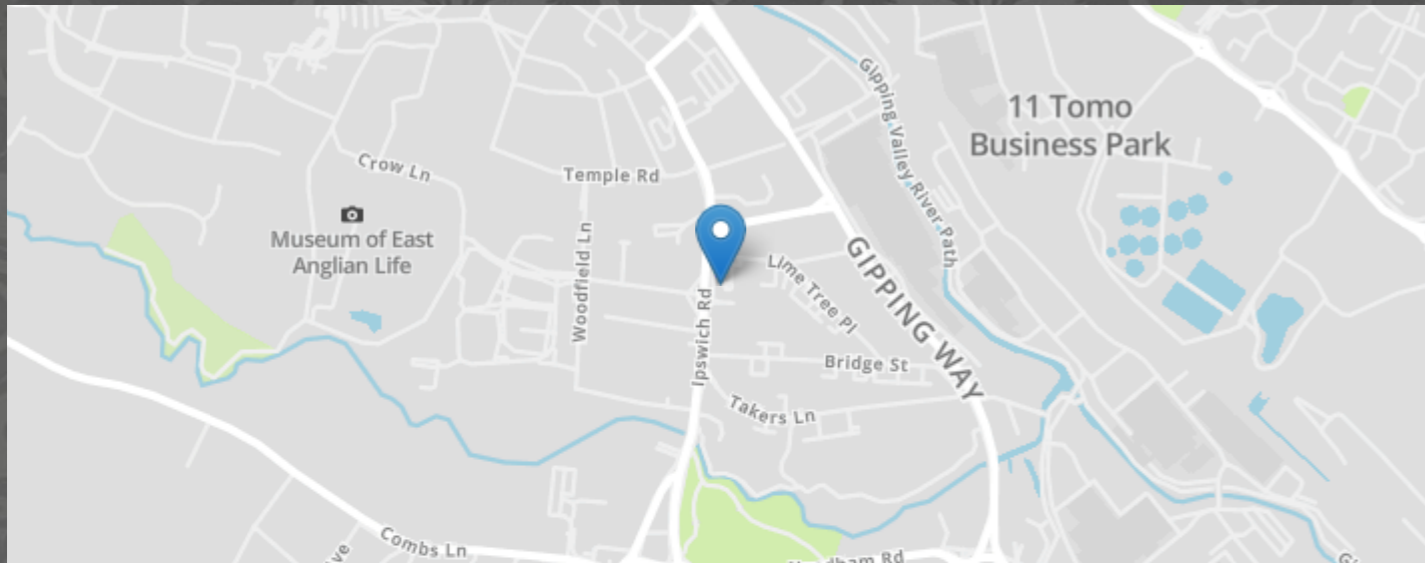


## The Grove, Stowmarket



- GROUND FLOOR APARTMENT
- SITTING/DINING ROOM
- FITTED KITCHEN
- QUIET COURTYARD SETTING
- FOR OVER 60'S
- TWO BEDROOMS
- SHOWER ROOM
- WITHIN EASY REACH OF TOWN CENTRE

# MARKS & MANN

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# MARKS & MANN



## The Grove, Stowmarket

A well presented spacious ground floor retirement apartment for the 'over 60's'. Comprising of entrance hall, sitting/dining room, two bedrooms, and shower room all situated in this popular courtyard development with communal gardens and within easy walking distance of the town centre.

Stowmarket is popular market town located in 'The Heart of Suffolk' between the historic town Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street Station and fast access to the A14 trunk road.

The property benefits from sealed unit double glazing and electric night storage heating.

The accommodation is as follows;

**£70,000 Guide Price**



# The Grove, Stowmarket

## Ground Floor

### Communal Lobby

Doors to Courtyard and apartments.

### Entrance hall

1.07m x 2.54m (3' 6" x 8' 4")

Door to Lobby. Doors to sitting/dining room bedroom and shower room. Storage cupboard. Shelved airing cupboard. Vinyl flooring. Night storage heater.

### Sitting/Dining Room

3.33m x 4.22m (10' 11" x 13' 10")

Double glazed bay window to rear. Door to kitchen. Night storage heater.

### Kitchen

1.89m x 3.31m (6' 2" x 10' 10")

Double glazed windows to front and side. Range of work surfaces with cupboards and drawers under. Inset sink unit. Four-burner hob with extractor over. Integrated eye level double oven. Space for fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Vinyl flooring.

### Bedroom One

2.67m x 4.16m (8' 9" x 13' 8")

Double glazed window to side. Built in wardrobe. Night storage heater. Additional wall mounted convector heater.

### Bedroom Two

2.16m x 2.96m (7' 1" x 9' 9")

Double glazed window to side. Night storage heater.

### Shower Room

1.54m x 2.98m (5' 1" x 9' 9")

Double glazed window to side. Low level W.C. Pedestal wash basin. Tiled shower enclosure with electric shower. Vinyl flooring. Wall mounted heater.

## Outside

### Parking

Residents/visitors parking.

### Communal Gardens

Pleasant communal courtyard gardens with flowering and shrub borders and seating areas.

## Additional Information

### 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.

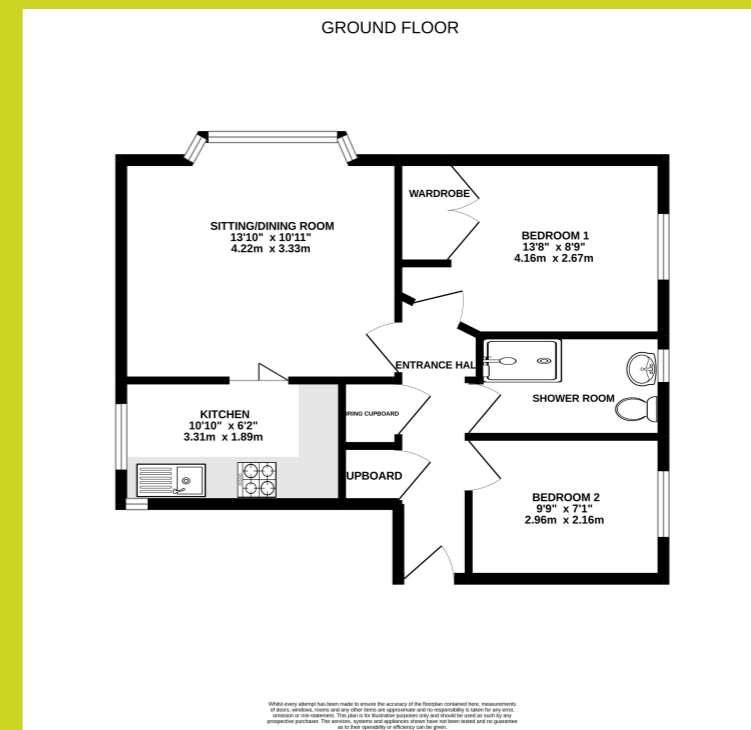
### Council Tax Band

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

### Leasehold

Please note there are 65 years remaining on the lease. Maintenance charges are approximately £660 per quarter.

# The Grove, Stowmarket



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

