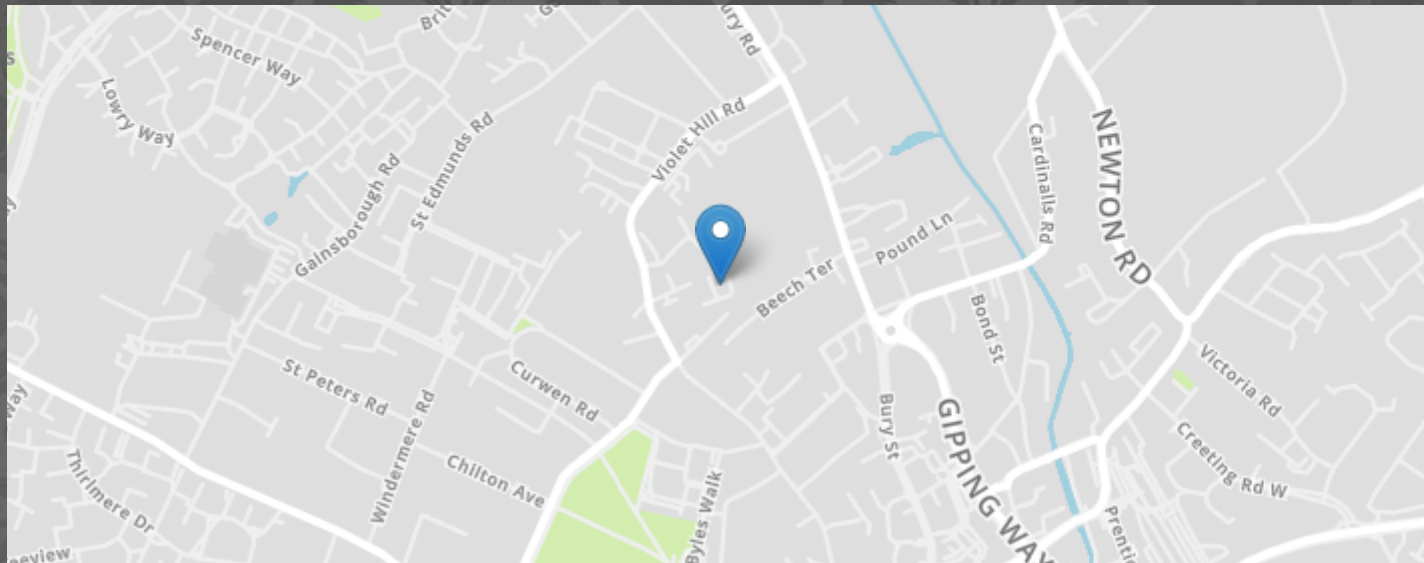


## Eastward Place, Stowmarket



- FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN & LIVING AREA
- WELL PRESENTED ACCOMMODATION
- HIGH CEILINGS THROUGHOUT
- LARGE DOUBLE BEDROOM
- COMMUNAL GARDEN
- CLOSE TO AMENITIES

# 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



## Eastward Place, Stowmarket

Welcoming to market this well presented ONE BEDROOM FIRST FLOOR APARTMENT within walking distance of Town Centre and local amenities. There is a secure communal entrance door and private entrance into the apartment. The property has a large double bedroom with built in wardrobes, open plan kitchen/living area and bathroom. There is plenty of natural light that flows through providing a modern and well lit home. This is a Grade II listed building with a very well presented exterior. Large communal gardens and plenty of communal parking.

**£180,000 Guide Price**



Eastward Place, Stowmarket

Entrance Hall

Good size entrance hall with built in storage cupboard. Access to the kitchen/reception area, bedroom and bathroom.

Reception / Kitchen

5.15m x 5.82m (16' 11" x 19' 1") Spacious and bright living accommodation with high ceilings and a large bay window. The kitchen area has floor and overhead units with a freestanding worktop and storage area. There is an integrated fridge/freezer and oven with electric stove and overhead extractor fan. The living area features an original fireplace for decorative purposes, large windows with privacy sheets and space for dining and a reception area. Oak effect flooring. Radiator.

Bedroom

3.87m x 4.27m (12' 8" x 14' 0") Large double bedroom with double built-in wardrobe and a separate single built in storage cupboard. Fitted carpet. Large window. Radiator. High ceilings with contemporary décor.

Bathroom

2.26m x 2.28m (7' 5" x 7' 6") The bathroom offers a three piece suite to include bath with overhead shower, WC and wash basin with ledge above. Space for storage units. Large tiled flooring. Partly tiled walls. Extractor fan.

Outside

Front;  
Well maintained hedge areas with pathway leading to the secure front communal entrance. Once inside you are greeted with a well presented communal entrance hall leading through to the staircase to the first floor. The property offers a large well maintained laid to lawn area with established trees and seating. Communal parking.

Important Information

Tenure – Leasehold  
Services – We understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - A  
EPC - D  
Service charge and ground rent are a combined £2,200 PA, there is currently 99 years left on the lease.

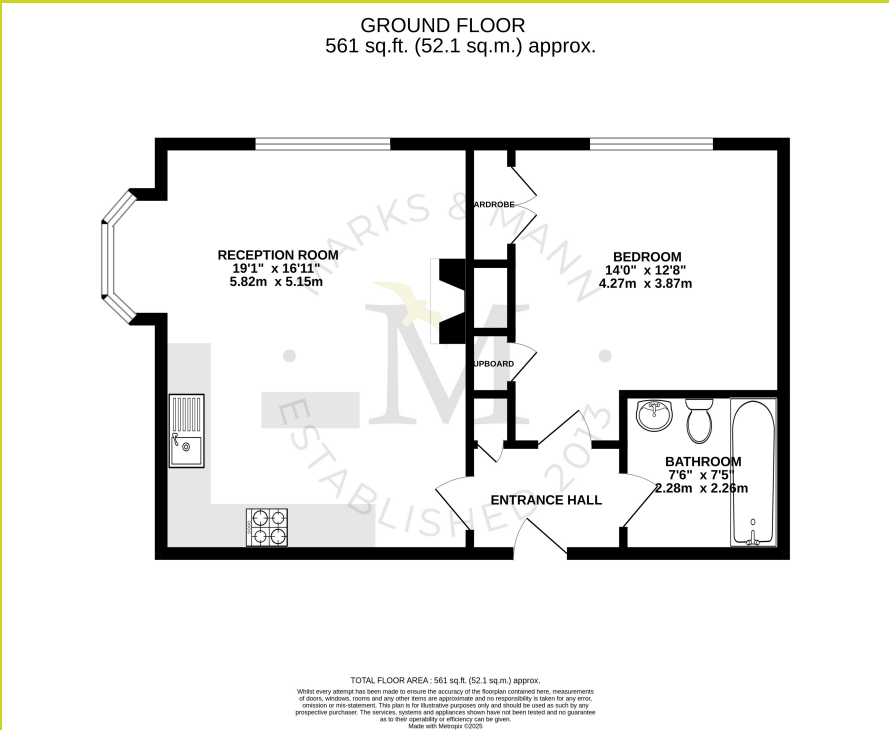
Disclaimer

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.

Eastward Place, Stowmarket



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

