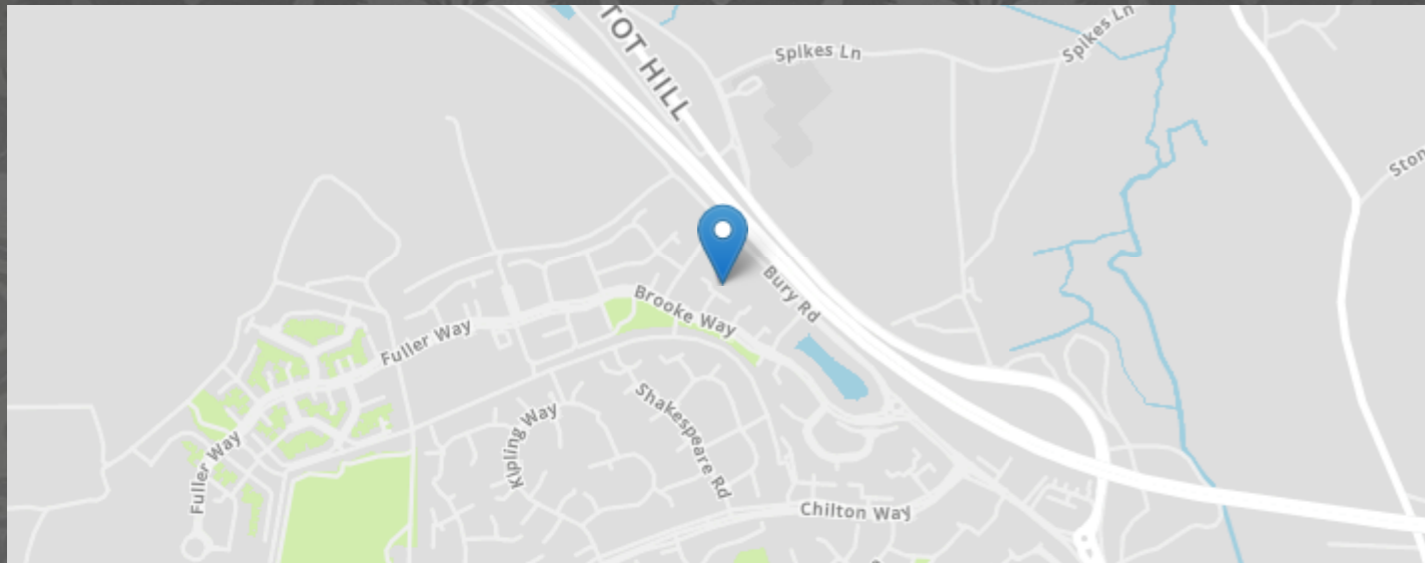


Newbolt Close, Stowmarket



- FIRST FLOOR TWO-BEDROOM APARTMENT
- SITTING/DINING ROOM
- GARAGE AND DRIVEWAY WITH PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING & DOUBLE GLAZING

- FITTED KITCHEN.
- BATHROOM
- SHARED GARDENS
- POPULAR LOCATION

MARKS & MANN

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MARKS & MANN



Newbolt Close, Stowmarket

A stylish first floor, well presented two-bedroom apartment situated in a quiet cul-de-sac. arranged to provide spacious and well-appointed living accommodation including entrance hall, landing, sitting/dining room, fitted kitchen and bathroom together with a single garage and driveway providing ample parking for two vehicles and use of a shared garden, all situated on the popular North Field View development on the edge of the town.

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 an NHBC guarantee, sealed unit double glazing and gas fired radiator heating.

The accommodation is as follows.

£185,000

Newbolt Close, Stowmarket

Ground Floor

Entrance Hall

Door two communal hall. Staircase to first floor.

First Floor

Landing

2.80m x 3.49m (9' 2" x 11' 5")
Doors to sitting/dining room, bedrooms and bathroom. Storage cupboard.
Access to roof space. Radiator.

Sitting/Dining Room

3.86m x 4.14m (12' 8" x 13' 7")
Double glazed window to front. Access to kitchen. Radiator.

Kitchen

2.52m x 2.63m (8' 3" x 8' 8")
Double glazed window to side. Range of worksurfaces with cupboards and drawers under. Inset sink. Integrated four-burner hob with extractor over. Integrated oven. Space and plumbing for washing machine and slim-line dishwasher. Space for upright fridge/freezer. Range of wall mounted cupboards, one housing gas fired boiler. Vinyl flooring.

Bedroom One

2.63m x 4.05m (8' 8" x 13' 3")
Double glazed window to rear. Radiator.

Bedroom Two

1.98m x 2.81m (6' 6" x 9' 3")
Double glazed window to rear. Radiator.

Bathroom

1.71m x 1.96m (5' 7" x 6' 5")
Low level W.C. Pedestal wash basin. Panelled bath with shower over and glazed screen. Vinyl flooring. Radiator.

Outside

Garage & Driveway.

Single garage with up and over door. The garage is approached via a driveway providing additional parking for two vehicles.

Communal Gardens

To the rear of the property is a shared garden, laid mainly to lawn with mature flowering and shrub borders. Clothes dryer. Secure bike store. Bin store.

Additional Information

Lease

Approx. 116 years remaining.
Ground rent - £250.00 per annum
Maintenance Charge - Approx. £1,200 per annum

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.

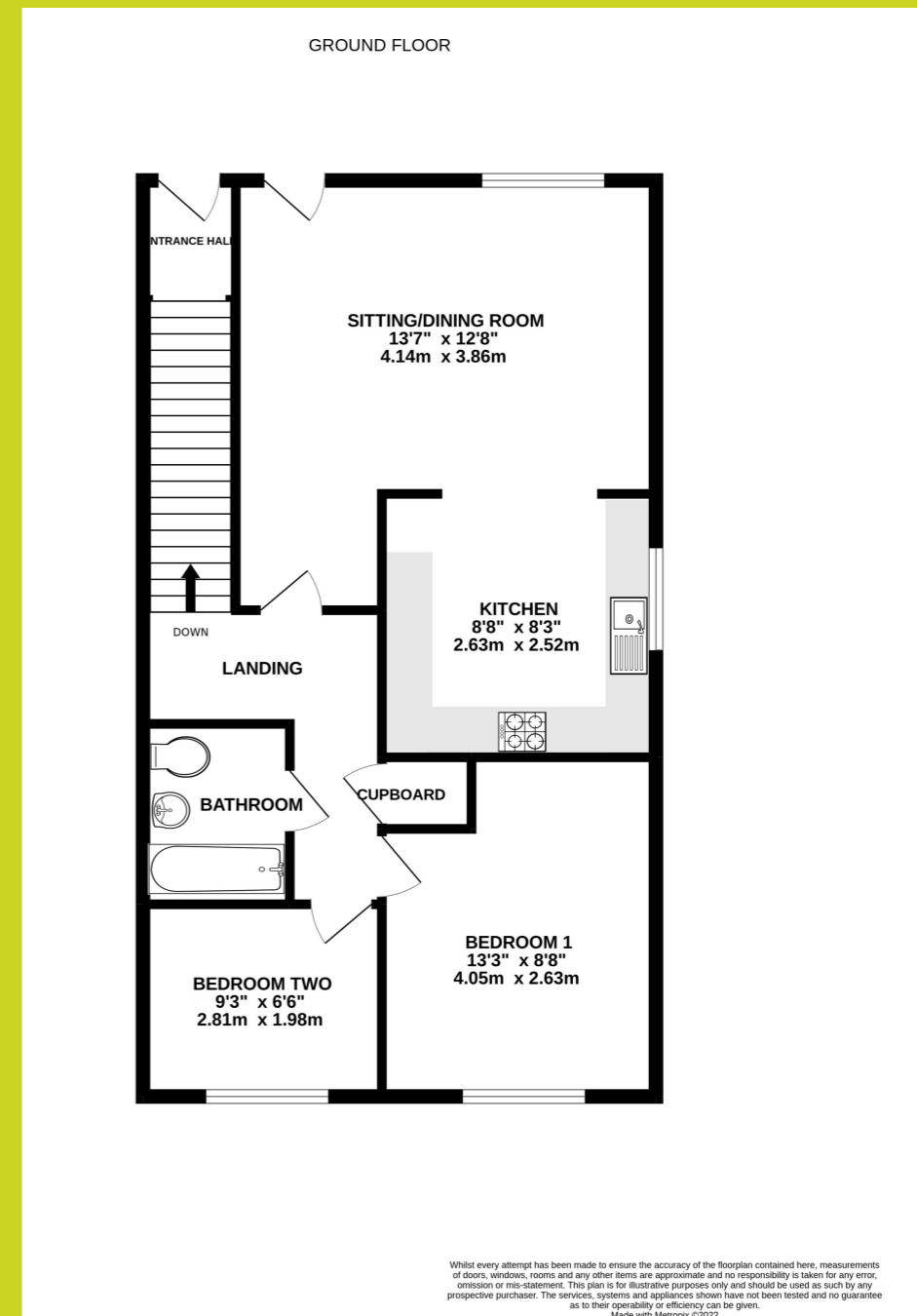
Money Laundering Regulations

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 B.

Newbolt Close, Stowmarket



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

