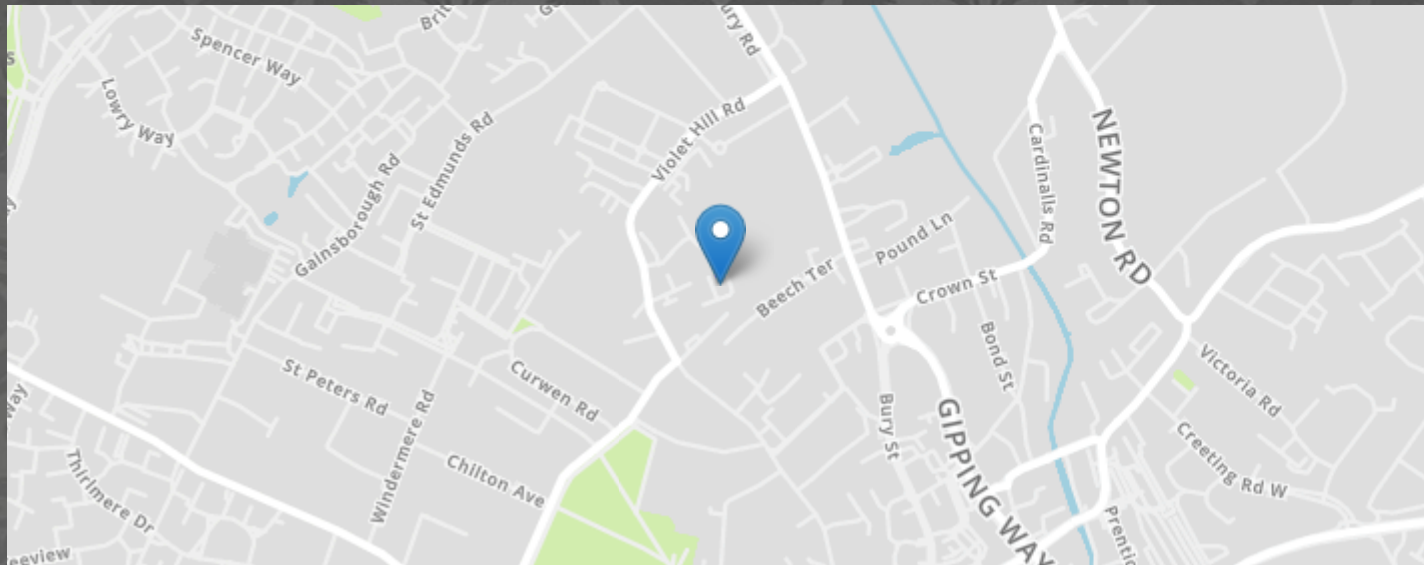


## Eastward Place, Stowmarket



- HIGH CEILINGS THROUGHOUT
- GRADE II LISTED
- FEATURED FIREPLACE
- LARGE COMMUNAL GARDEN
- LARGE RECEPTION
- MODERN DECOR
- CUL- DE SAC LOCATION

# MARKS & MANN



## Eastward Place, Stowmarket

Welcoming to market this fantastically presented one bedroom ground floor apartment. The property offers a well presented entrance with maintained front garden. This property has the benefit of having high ceilings throughout with spacious rooms. There is one allocated parking space and guest parking available. The apartment is located in a cul-de-sac location and has an incredible communal garden which offers seating and is filled with established trees.

# MARKS & MANN

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

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contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£200,000 Offers in Excess**



## Eastward Place, Stowmarket

### Ceiling Height

3.141m (10' 4")

### Bedroom

3.578m x 3.889m (11' 9" x 12' 9") Well presented spacious double bedroom, this room has the benefit of having fitted wardrobes, a high ceiling and space for further freestanding storage. This room has neutral decor including neutral fitted carpets.

### Reception

5.857m x 4.964m (19' 3" x 16' 3") Large reception area with dual aspect windows. The reception overlooks the front of the property. There is a good size featured fireplace with mantlepiece. The reception area has large panelled windows which provide maximum natural light throughout. There are well presented fitted carpets.

### Bathroom

1.950m x 2.593m (6' 5" x 8' 6") Three piece suite including bath with overhead shower and glass screen, WC and wash basin. Large tiled flooring with modern colour decor. There is space for storage to be added in the corner of the bathroom. There is a fitted heated towel rail.

### Kitchen

2.972m x 4.236m (9' 9" x 13' 11") Well presented with floor and overhead units, integrated appliances including fridge/freezer and oven with electric top stove and overhead extractor fan. Modern fitted flooring and neutral decor with a green panel of paint above the worktops. Space for dining area with a large window providing natural light.

### Leasehold Information

Service charge and ground rent are a combined £2,200 PA, there is currently 99 years left on the lease.

### Important information

Tenure – Leasehold  
 Services – we understand that mains electricity, water and drainage are connected to the property.  
 Council tax band - A.  
 EPC - D

### Directions

Using a SatNav, please use IP14 1HE as the point of destination.

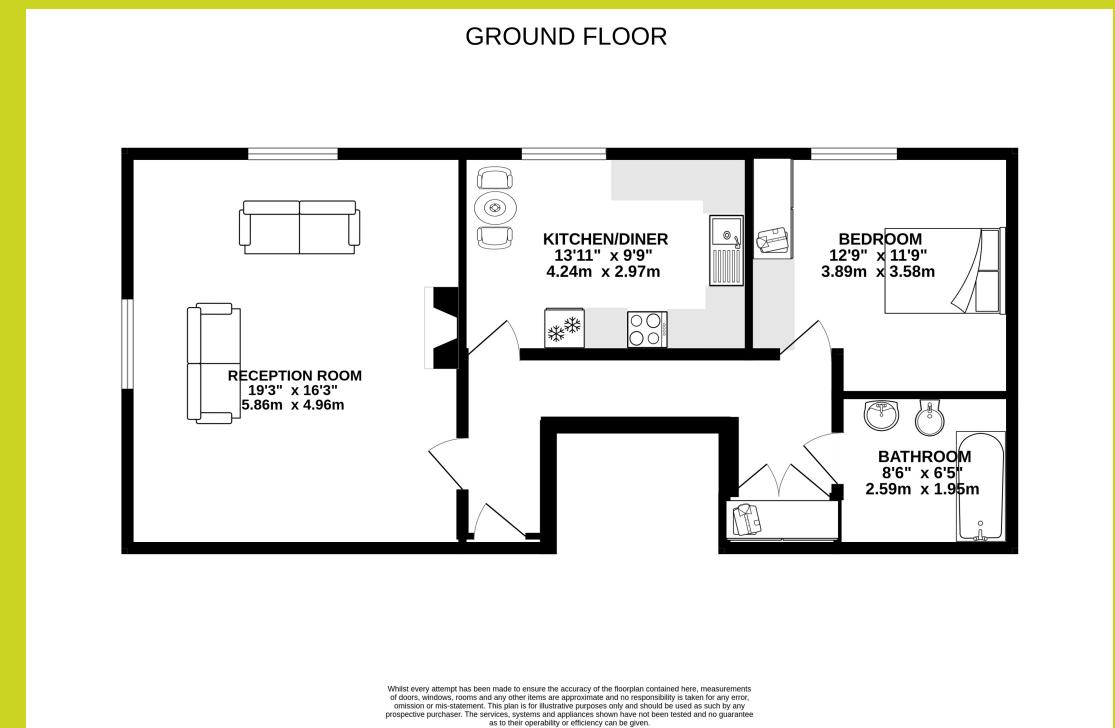
### Disclaimer

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.

## Eastward Place, Stowmarket



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

