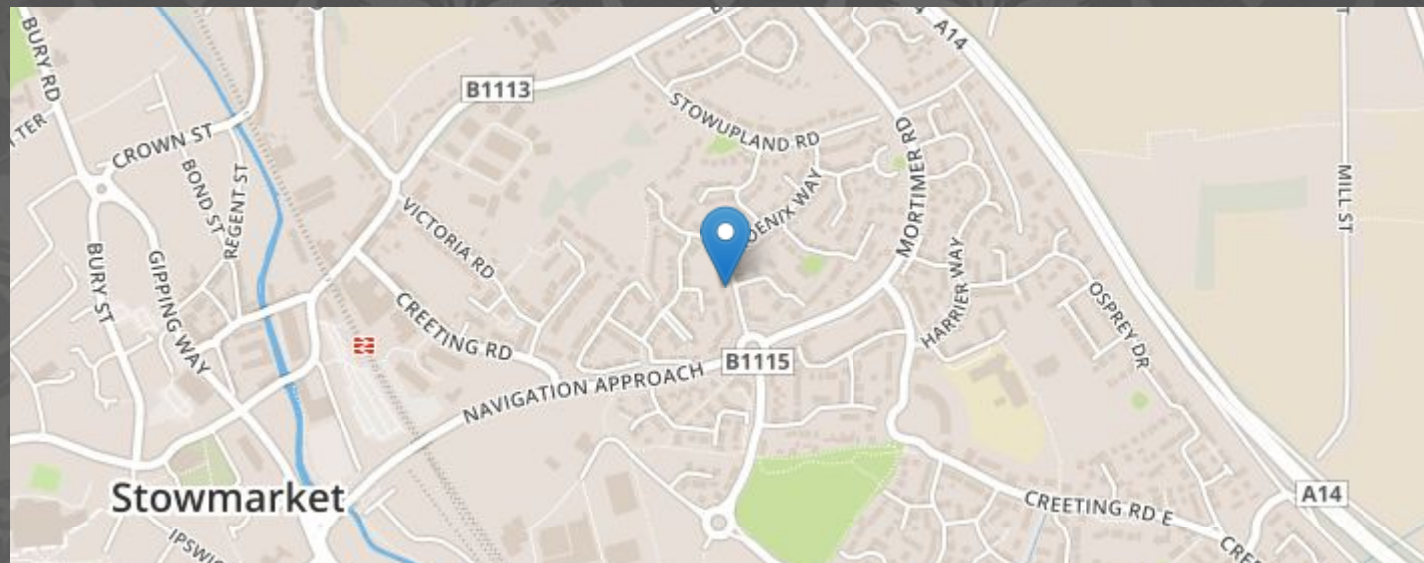


Phoenix Way, Stowmarket



- SECOND FLOOR TWO BEDROOM APARTMENT
- LOUNGE/DINER
- MASTER BEDROOM WITH ENSUITE & DRESSING AREA
- ONE ALLOCATED OFF ROAD PARKING SPACE
- POPULAR CEDARS PARK AREA OF STOWMARKET
- MODERN FITTED KITCHEN
- ADDITIONAL FAMILY BATHROOM

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

OPENING HOURS

Monday to Friday 8.00am - 8.00pm

Saturday 8.00am - 4.30pm

Sunday 10.00am - 12.00pm

MARKS & MANN



Phoenix Way, Stowmarket

IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT! Modern second floor apartment with FITTED KITCHEN, ensuite off master bedroom and one ALLOCATED OFF ROAD PARKING SPACE!

£145,000

Phoenix Way, Stowmarket

About the Area:

The property is within close proximity to a wide range of local amenities including a Tesco supermarket situated not far away. Located near Stowmarket Train Station, with regular links between Cambridge and London Liverpool Street, this property is also just a short drive away from the Town Centre and Stowmarket high street and falls within the Cedars Park Primary and Stowupland High School catchment area.

About the Property:

Ideal first purchase with open plan living space comprised of a lounge/diner and a modern fitted kitchen which incorporates a number of integral appliances. There are two generously sized bedrooms (Valuer's opinion, the master of which benefits from a dressing area and ensuite bathroom. The second bedrooms houses double fitted wardrobes and is served by a family bathroom which can also be found off the main entrance hall. This property also benefits from an additional storage cupboard in the main hall outside the entrance door to the property. This apartment also comes with one allocated off road parking space, is served by gas central heating and is also fully double glazed throughout. In the valuer's opinion, this property is very well presented and early viewing is highly recommended.

Communal Corridor:

Lockable storage cupboard to communal corridor. Entrance door to property.

Entrance Hallway:

Hard wood flooring. Radiator. Loft access. Smoke alarm. Doors leading to:

Lounge/Diner:

4.94m x 3.54m (16' 2" x 11' 7")
Hard wood flooring. Double glazed french doors with Juliette Balcony to front. Radiator.

Kitchen:

3.54m x 2.17m (11' 7" x 7' 1")
Integral fridge/freezer. One and a half bowl stainless steel sink unit. Integral dishwasher. Four ring gas hob. Electric oven. Two double glazed windows to rear. Inset spotlighting. Hard wood flooring. Extractor fan. Range of wall and floor mounted units.

Bedroom One:

4.08m x 3.41m (13' 5" x 11' 2")
Double glazed window to front. Hard wood flooring. Dressing area with double fitted wardrobe. Storage cupboard. Door leading to:

Ensuite:

Shower cubicle. Double glazed window to front. Pedestal wash basin. Low level WC.

Bedroom Two:

3.69m x 2.51m (12' 1" x 8' 3")
Double glazed window to rear. Double fitted wardrobes. Radiator. Hard wood flooring.

Family Bathroom:

Low level WC. Pedestal wash basin. Radiator. Bath. Inset spotlighting.

Parking:

There is one allocated off road parking space with this property.

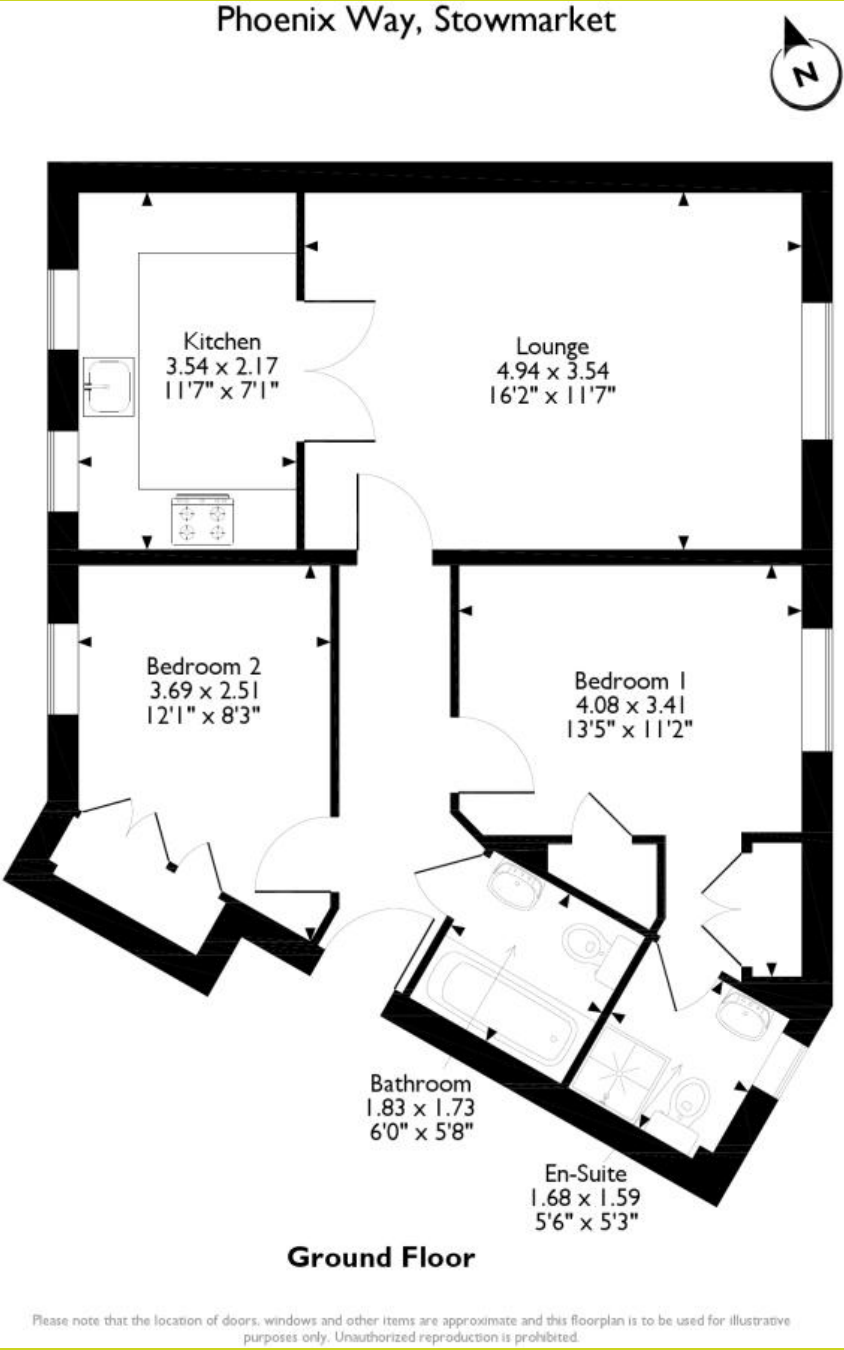
Disclaimer:

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.

Phoenix Way, Stowmarket



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	78	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B	82	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	