



## Phoenix Way

£145,000

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!

- Second Floor Two Bedroom Apartment
- Popular Cedars Park Area Of Stowmarket
- Lounge/Diner
- Modern Fitted Kitchen
- Master Bedroom With Ensuite & Dressing Area
- Additional Family Bathroom
- One Allocated Off Road Parking Space



## 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:

