

**FREEHOLD RESIDENTIAL
INVESTMENT FOR SALE**

1-9 & 10 Byron Close, Stowmarket,
Suffolk, IP14 1GB

GUIDE PRICE

£1,475,000

FLOOR AREA

5,957 sq ft
[552.01 sq m]

IN BRIEF

- » Well located upon popular estate.
- » Close to town centre and local amenities.
- » Nine self-contained apartments and adjoining semi-detached house.
- » Six let and four vacant apartments.
- » Enclosed courtyard providing 15 parking spaces and single garage.
- » Passing rent £57,300 per annum, ERV £102,600 per annum.

LOCATION

Stowmarket is a busy fast growing market town with a resident population of approximately 21,500. The town provides a good range of shops and other town centre facilities and amenities. The railway station is upon the Great Eastern mainline providing a regular service to Ipswich, Norwich and London Liverpool Street.

The property is located on Byron Close, off Chilton Way, less than 1 mile to the north of the town centre. Chilton Fields Sports Club and the town's leisure centre are both within about 0.5 mile to the west and the A14 dual carriageway is within 1.4 miles.

DESCRIPTION

The property comprises a purpose built residential development built in 2010 and comprising nine apartments arranged over three floors , together with an adjoining two storey semi-detached house.

The apartments are accessed off a central entrance and stairwell and comprise six 2-bedroom units and three 1-bedroom units. Each apartment comprises living/dining room, adjoining kitchen, bathroom, bedroom(s), internal lobby, hallway and airing cupboard.

The adjoining house comprises lounge, separate dining room, kitchen, hallway and toilet on the ground floor, with three bedrooms with en-suite to master bedroom, family bathroom and airing cupboard on first floor.

All properties benefit from self-contained gas fired central heating.

The property includes a landscaped area to the front, with the house benefiting from its own enclosed garden. A rear paved courtyard provides a parking space for each of the nine flats, together with six visitors spaces, single garage allocated to the house, shared bin storage and washing line enclosure.

The property is shown on the site plan edged red for identification purposes only and floor plans are available upon request.





ACCOMMODATION

The approximate gross internal floor areas are as follows:

		<u>Sq ft</u>	<u>[Sq m]</u>
» 1 Byron Close:	Ground floor 2 bed flat	596	[55.37]
» 2 Byron Close:	Ground floor 1 bed flat	460	[42.69]
» 3 Byron Close:	Ground floor 2 bed flat	620	[56.61]
» 4 Byron Close:	Mid floor 2 bed flat	596	[55.37]
» 5 Byron Close:	Mid floor 1 bed flat	460	[42.69]
» 6 Byron Close:	Mid floor 2 bed flat	620	[56.61]
» 7 Byron Close:	Top floor 2 bed flat	596	[55.37]
» 8 Byron Close:	Top floor 1 bed flat	460	[42.69]
» 9 Byron Close:	Top floor 2 bed flat	620	[56.61]
» 10 Byron Close:	3 bed semi-detached house next to flats	<u>947</u>	<u>[88.00]</u>
Total		5,957	[552.01]

Fenn Wright have not had the opportunity to inspect and measure all units and the above floor areas are based upon the original construction drawings. All interested parties should satisfy themselves as to the accuracy of these measurements.

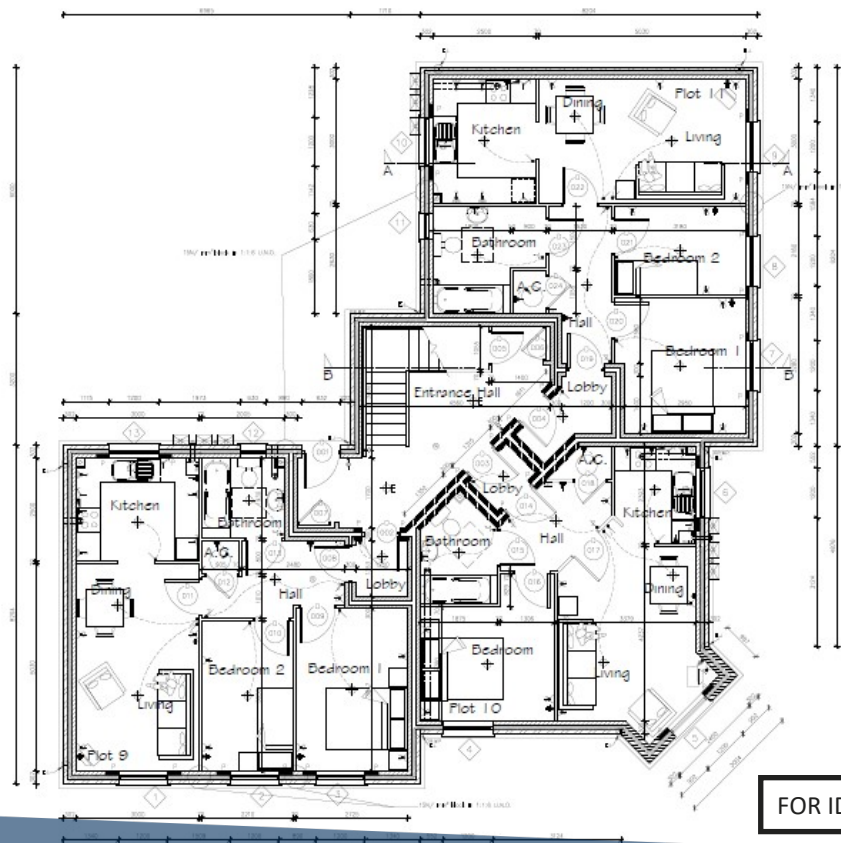
TENANCIES

All the properties are let on standard Assured Shorthold Tenancies. Copies are available upon request and a summary of the details are set out below:

	<u>Commenced</u>	<u>Last Review</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
» 1 Byron Close:	<i>Vacant</i>			
» 2 Byron Close:	24/05/21	01/08/23	£650	£7,800
» 3 Byron Close:	01/12/23	01/12/23	£800	£9,600
» 4 Byron Close:	<i>Vacant</i>			
» 5 Byron Close:	<i>Vacant</i>			
» 6 Byron Close:	<i>Vacant</i>			
» 7 Byron Close:	01/12/23	01/12/23	£800	£9,600
» 8 Byron Close:	01/04/22	01/08/23	£675	£8,100
» 9 Byron Close:	22/05/21	01/08/23	£750	£9,000
» 10 Byron Close:	01/03/12	01/08/23	<u>£1,100</u>	<u>£13,200</u>
Total			£4,775	£57,300

The total estimated rental value is considered to be in the region of £102,600 p.a.

The vendors intend to redecorate and replace the floor coverings within the vacant units as applicable although the intention is to sell them with vacant possession.



FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

ENERGY PERFORMANCE CERTIFICATES [EPC]

All properties have energy performance certificates with a B or C (78-81) rating. Copies are available upon request.

LOCAL AUTHORITY

Babergh Mid Suffolk Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Tel: 0300 123 4000.

TERMS

Offers are invited in the region of £1,475,000 for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during the course of the transaction.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA

Contact:
Alistair Mitchell
T: 01473 417714
E: agm@fennwright.co.uk

fennwright.co.uk
01473 232701



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created March 2025

Fenn Wright

