









welcome to

Phoenix Way, Stowmarket

A first floor apartment benefiting from two double bedrooms, en-suite shower room, family bathroom, lounge, modern kitchen, gas central heating & allocated parking.













Accommodation Communal Entrance

The building is accessed by a security with stairs leading to the first floor.

Entrance Hall

Main door to entrance hall, entry phone, coved ceiling, radiator, telephone socket.

Lounge

16' 4" x 11' 6" (4.98m x 3.51m)

Window to front, coved ceiling, two radiators, TV poiunt, wood laminate flooring.

Kitchen

11' 5" x 7' 1" (3.48m x 2.16m)

Two windows to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, integrated fridge freezer, dish washer and washing machine, double electric oven with gas hob and extractor fan, spot lights, part tiled walls and vinyl floor.

Bedroom One

11' 3" x 8' 6" (3.43m x 2.59m)

Window to front, radiator, built in cupboard, built in wardrobe, radiator and carpeted flooring.

En-Suite

Frosted window to front, fitted with a shower cubicle, low level flush W.C, hand wash basin, part tiled walls, shaver socket, extractor fan, radiator and vinyl flooring.

Bedroom Two

12' 2" plus wardrobe x 8' 4" (3.71m plus wardrobe x 2.54m)

Window to rear, radiator, built in wardrobe, radiator and carpeted flooring.

Bathroom

Fitted with a suite comprising a panelled bath with mixer shower spray attachment, low level flush W.C, pedestal hand wash basin, spot light, extractor fan, part tiled walls, radiator, shaver socket and vinyl flooring.

Parking

One allocated parking space provided within the car park.





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Phoenix Way, Stowmarket

- First Floor Flat
- Two Bedrooms
- En-Suite & Bathroom
- Allocated Parking Space
- Close To Town Centre & Transport Links

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000







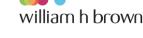


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SMK103774



Property Ref: SMK103774 - 0009 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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