









welcome to

Old School Court, Violet Hill Road, Stowmarket

This good sized one bedroom retirement apartment has been fully refurbished and boasts a new kitchen, bathroom and lounge/dining room with communal gardens and has residents off road parking, lounge, kitchen and laundry facilities. NO ONWARD CHAIN.













Accommodation

Communal Entrance

Property is entered through a security entrance door into the communal hallway with stairs and lift to the first floor.

Entrance Hall

The property is entered via a solid wood door into the entrance hall with coved ceiling, airing cupboard, entry phone and carpeted flooring.

Living Room

19' 6" max x 10' 7" (5.94m max x 3.23m)
Window to side, coved ceiling, wall lights, electric fire, electric heater, TV point and carpeted flooring.

Kitchen

7' 4" x 5' 4" (2.24m x 1.63m)

Fitted with wall and base units with rolled edge work surface incorporating a stainless steel sink and drainer, electric oven and hob with extractor over, space for fridge freezer, coved ceiling, part tiled walls and vinyl flooring.

Bedroom

13' 11" x 8' 7" (4.24m x 2.62m)

Window to side, built in wardrobe, coved ceiling, wall lights, electric heater and carpeted flooring.

Bathroom

Fitted with a panelled bath with mixer tap, low level WC and a vanity sink, fully tiled walls, coved ceiling, electric heater, heated towel rail and carpeted flooring.

Communal Areas

There is a communal lounge, kitchen and conservatory, gardens and parking, an on site warden, two guest rooms for visitors and a laundry room.





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Old School Court Violet Hill Road, Stowmarket

- Fully refurbished throughout
- One bedroom first floor retirement flat
- Communal parking
- Over 60's
- Guest rooms for visitors

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 27000.00

Ground Rent: 547.04

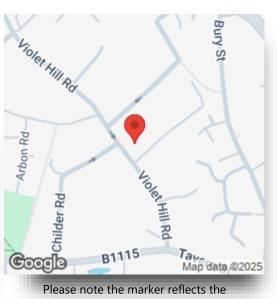
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SMK104507



Property Ref: SMK104507 - 0006 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 quidance 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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