



18 The Grove | Stowmarket | IP14 1RR

£95,000

This two bedroom first floor apartment is situated on the popular Grove development offering sheltered accommodation for the over 55's and having emergency pull cords in all rooms. The property is available with vacant possession no onward chain. The communal gardens are a particular feature of the development which is situated within walking distance of the town centre.

Please note there is a stair lift to the first floor.



EPC to be inserted here



#### ENTRANCE HALL

With intercom entry system, alarm pull cord, storage cupboard, electric storage heater, access to loft space, doors to:

#### LOUNGE

15' 5" x 10' 8" (4.7m x 3.25m) With bay window to front aspect, electric storage heater, telephone point, TV point, electric fire in surround, alarm pull cord.

#### KITCHEN

10' 9" x 6' 1" (3.28m x 1.85m) With window to front aspect, a range of high and low level units incorporating built in oven, hob and extractor hood, sink with mixer tap, tiled splashback, plumbing for washing machine, space for fridge/freezer, small breakfast bar, laminate flooring.

#### BEDROOM 1

13' 6" x 8' 8" (4.11m x 2.64m) With window to rear aspect, electric storage heater, fitted wardrobe unit with central bed recess with cupboard over, airing

cupboard, alarm pull cord.

#### BEDROOM 2

9' 7" x 6' 9" (2.92m x 2.06m) With window to rear aspect, electric heater, alarm pull cord.

#### BATHROOM

With suite comprising of panelled bath with electric shower over, wash basin with vanity cupboard under, low level WC, shaving light, electric towel rail, wall heater, generous wall tiling, alarm pull cord.

#### OUTSIDE

There are well manicured communal gardens and a communal Lounge to be enjoyed by all residents, and parking also.

#### Leasehold Details:

The Lease has 69 Years remaining.

Service Charge: £2286.12 pa

Ground Rent: £50.04 pa



#### Tenure

Leasehold

#### Council Tax Band

A

#### Viewing Arrangements

Strictly by appointment

#### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.