

# BUCKS

— PROPERTY AGENTS —



## Flat 1 Kensington Court, Stricklands Road, Stowmarket, IP14 1AP

Asking Price £120,000

- First Floor Apartment
- One Reception Room
- One Off Road Parking Space
- Sealed Unit Double Glazing
- Shared Driveway
- One Bedroom
- Night Storage Heaters
- Ownership of Freehold
- Walking Distance to Town Centre
- No Upward Chain

# Flat 1 Kensington Court, Stricklands Road, Stowmarket IP14 1AP

Nestled in the charming area of Kensington Court, Stowmarket, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil living space close to the heart of the town. The apartment is situated within walking distance to the town centre, allowing residents to enjoy easy access to a variety of shops, cafes, and local amenities. This prime location ensures that everything you need is just a short stroll away, making it an excellent choice for those who appreciate the vibrancy of town life while still enjoying a peaceful retreat.

Ownership of the property is structured as a freehold shared between six apartments, providing a sense of community while maintaining individual privacy. The absence of an upward chain further simplifies the purchasing process, allowing for a smoother transition into your new home. This first-floor apartment presents a wonderful opportunity for those looking to invest in a property that combines modern living with a desirable location. Whether you are a first-time buyer or seeking a low-maintenance residence, this apartment is sure to meet your needs. Do not miss the chance to make this charming space your own.



Council Tax Band: A



#### Entrance Lobby:

With window to front, stairs to landing and second floor, night storage heater and laminate flooring.

#### Cloakroom:

In the lobby there is a cloakroom with low level WC, basin and laminate flooring.

#### Landing:

With window to front. Plumbing for washing machine.

#### Sitting Room:

With two windows to side, two night storage heaters, TV point, loft access, built in storage cupboard that also houses the hot water tank.

#### Kitchen:

With range of high and low level units, worktops, sink and drainer and tiled splashbacks. Space for cooker and space for fridge freezer and tiled floor.

#### Bedroom:

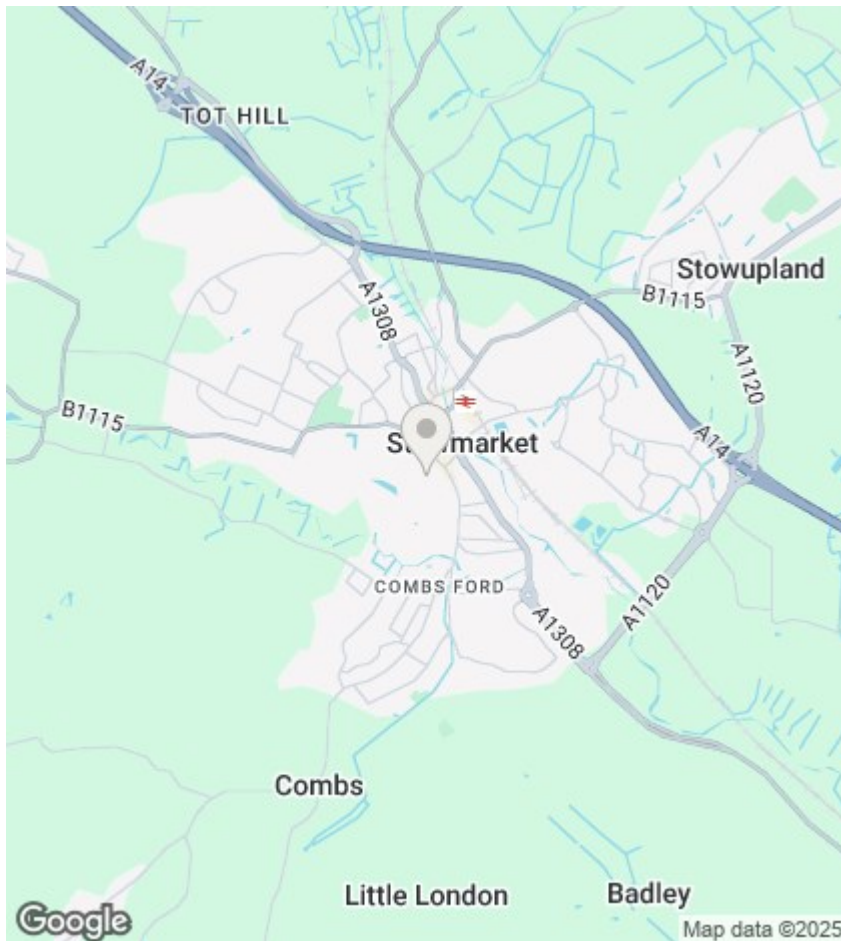
With window to side and night storage heater. Door leading to:-

#### En Suite:

With window to front, corner shower, low level WC, basin over vanity unit, shaver point, tiled splashbacks and laminate flooring.

#### Outside:

To the front of the property is a shared driveway providing off road parking for one vehicle. The small garden is fenced to one side with shrubs, gravel and pathway leading to the front door.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Slight right onto Milton Rd S Turn right onto Stricklands Rd Slight left onto Kensington Ct Destination will be on the left

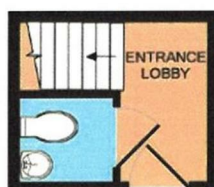
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 5.7 SQ. M.  
(61 SQ. FT.)

