



FIELD COURT STANTON

F O R S A L E

- IDEALLY LOCATED
- POPULAR VILLAGE
- STUDIO APARTMENT
- WELL-PRESENTED
- COMMUNAL GARDENS
- COUNCIL TAX A
- EPC TBC

PRICE
£95,000



GD Estates are delighted to offer to the market this modern, well-situated studio flat at Field Court in Stanton. The internal accommodation comprises open-plan Kitchen, Living Room, Dining Room, Bedroom and seperate bathroom. Externally there is parking and communal gardens. Call now to arrange your viewing!



LOCATION:

The property is located in heart of the popular village of Stanton at Field Court. The village offers excellent local amenities, including a primary school, local shops, a popular pub, and a recently opened Co-Op. There are also scenic walking and cycling routes to explore.

The village is well-connected to nearby towns, including Bury St Edmunds, Diss and Thetford, offering a wider range of shops, dining options, and cultural attractions. Commuters will appreciate the good road links to the A14, making it easy to reach larger cities like Norwich, Cambridge and London via the M11.

ENTRANCE HALLWAY:

Entry to the apartment is from the communal hallway through a wooden door into the entrance hallway. Telephone intercom system. Access to all accomodation. Just outside the front door is a lockable cupboard which offers storage space and houses the immersion tank, and fuse board.

KITCHEN/ BEDROOM/ LIVING AREA

19' 8" x 17' 4" (6 (max)m x 5.3 (max)m)

Light and airy, spacious room with kitchen, ample space for dining room table and chairs, living room suite and double bed.

The kitchen offers a range of wall-mounted and under-counter cabinets beneath roll-edge granite effect work-tops with complimentary tiled splash-backs. Inset stainless steel sink with drainer and mixer tap over. Intergrated electric oven and hob with extract over, mircowave and fridge-freezer.

1x radiator. Double glazed window to rear aspect.

BATHROOM

5' 10" x 5' 7" (1.8m x 1.72m):

Modern three piece white suite comprising tiled shower cubicle with mains shower, low level WC and wall-mounted wash hand basin with storage beneath. Heated towel rail. Extractor fan.



EXTERNALLY:

Externally the property boasts well-maintained communal gardens, washing lines and off-road parking.

SERVICES:

Mains electricity.
Mains sewerage.
Mains water.
Gas fired central heating (communal boiler).

Council tax band - A
Council - West Suffolk
Energy performance rating - TBC

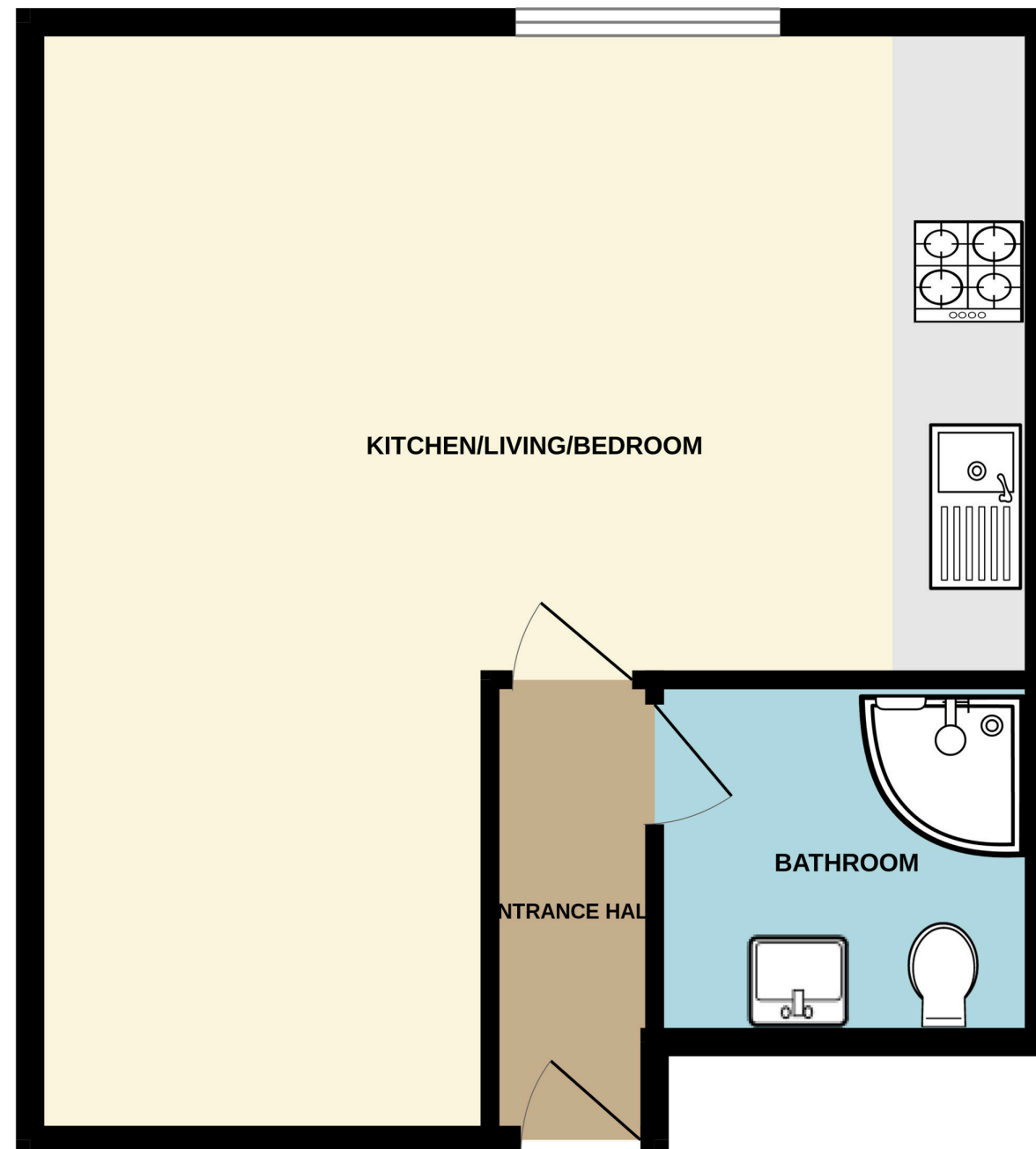
TENURE:

The property is LEASEHOLD and offered with vacant possession.

Service charge (including gas and water): £158 p/m.
Ground rent: £100 p/a.

A lease of 125 years was granted from 1st October 2013.





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