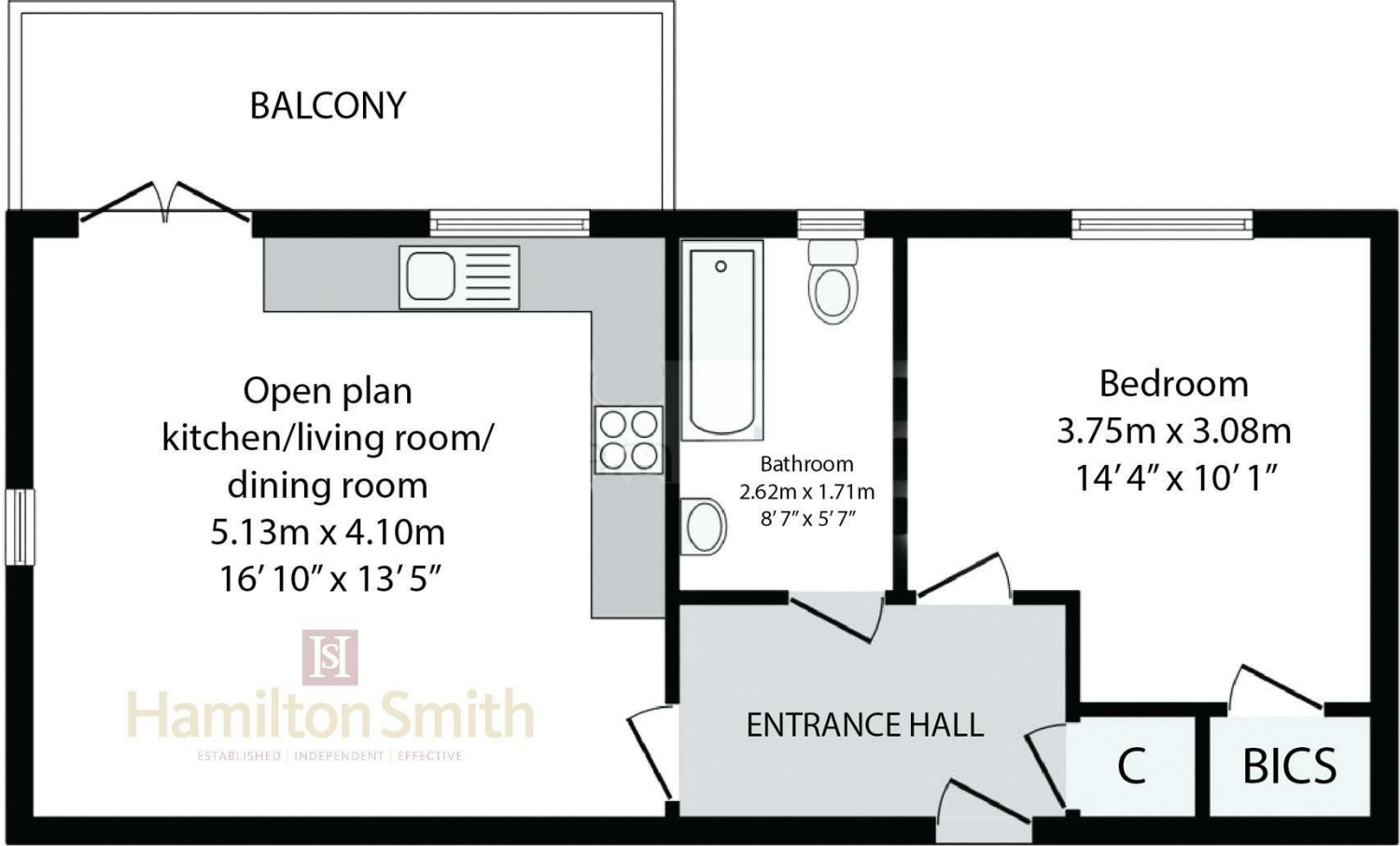


## 25 Horsepond Place, Needham market, IP6 8FS

£160,000

This one-bedroom apartment boasts a cosy and convenient space! The open plan kitchen/lounge with integrated appliances create a modern and streamlined feel and having a balcony with distant views adds a touch of tranquillity. The allocated parking space is a practical bonus, and being within walking distance to Needham Market Town provides easy access to amenities. This property is an ideal option for both investors and first-time buyers alike, offering both comfort and convenience.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

COMMUNAL ENTRANCE:

Lift to apartment, entrance hall, radiator door to storage cupboard

LIVING/DINING AREA: 16'9" x 13'5" (5.13m x 4.10m)

Open plan kitchen/living/dining area with doors to balcony, radiator

KITCHEN:

Double glazed window to rear 1 1/2 sink, integrated dish washer, integrated washing machine, integrated oven, hob with over-head extractor fan, integrated fridge freezer, ceiling spot lights, LVT flooring.

BALCONY: 16'9" x 4'11" (5.13m x 1.5m)

Overlooking playing fields

BEDROOM: 12'3" x 10'1" (3.75m x 3.08m)

Double glazed window to rear, radiator, LVT flooring, built in cupboards

BATHROOM: 8'7" x 5'7" (2.62m x 1.71m)

Double glazed window to rear, wall mounted heated towel rail, P-shaped panelled bath with shower over, pedestal hand basin, low-level WC, ceiling spot lights & extractor fan, LVT flooring.

STORAGE SHED:

OTHER INFORMATION:

Council Tax Band: A  
Tenure: Leasehold  
Karndean flooring  
Allocated parking

