



Windsor Court,
Needham Market . IP6 8BY
£155,000 Leashold

MaxwellBrown

Independent Property Agents

A 2015 built 2 bedroomed First Floor flat situated in a purpose built block on this pleasant development within the well served small town of Needham Market. The property has the benefits of communal gardens, allocated car parking, gas fired central heating, double glazed windows, private hall, lounge, fitted kitchen, 2 bedrooms and bathroom. Ideal first or investment property, with a potential rental of Approx £875pcm.



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Communal Hallway and stairs, solid door to:

Entrance Hall:

Smoke detector, entry phone, radiator, storage cupboard, Danfoss heating programmer, doors to:

Bedroom 1: 13'6" x 8'3" (4.1m x 2.5m)

Sealed unit double glazed window to side, television point, telephone point, and radiator.

Bedroom 2: 8'5" x 7'5" (2.5m x 2.2m)

Sealed unit double glazed window to side, radiator

Bathroom:

White suite comprising panelled bath with thermostatic shower over and screen, wash hand basin, low level flushing suite, extractor fan, radiator, vinyl flooring, fully tiled walls, tiled splash backs to bath and wash basin.

Lounge: 14'3" x 12'2" red 8'9" (4.3m x 3.7m red 2.7m)

Double aspect windows to rear and side, television point, telephone point, two radiators, smoke detector, CO monitor, open through to:

Kitchen: 9'2" x 8'4" red 6" (2.8m x 2.5m red 1.8m)

Range of white fronted units with wood affect worktops comprising 1 ½ bowl inset single drainer stainless steel sink unit with cupboards and space under, work surfaces with cupboards, drawers and space under, plumbing for

automatic washing machine, Zanussi oven and gas hob with stainless steel splash back, extractor hood, range of eye level units, smoke detector, Ideal Logic gas fired boiler supplying domestic hot water and central heating, vinyl flooring.

Outside:

Communal gardens, allocated parking space, bin stores.

Services:

We understand from the vendor that main services are connected to the property.

Council tax band B

Broadband Availability:

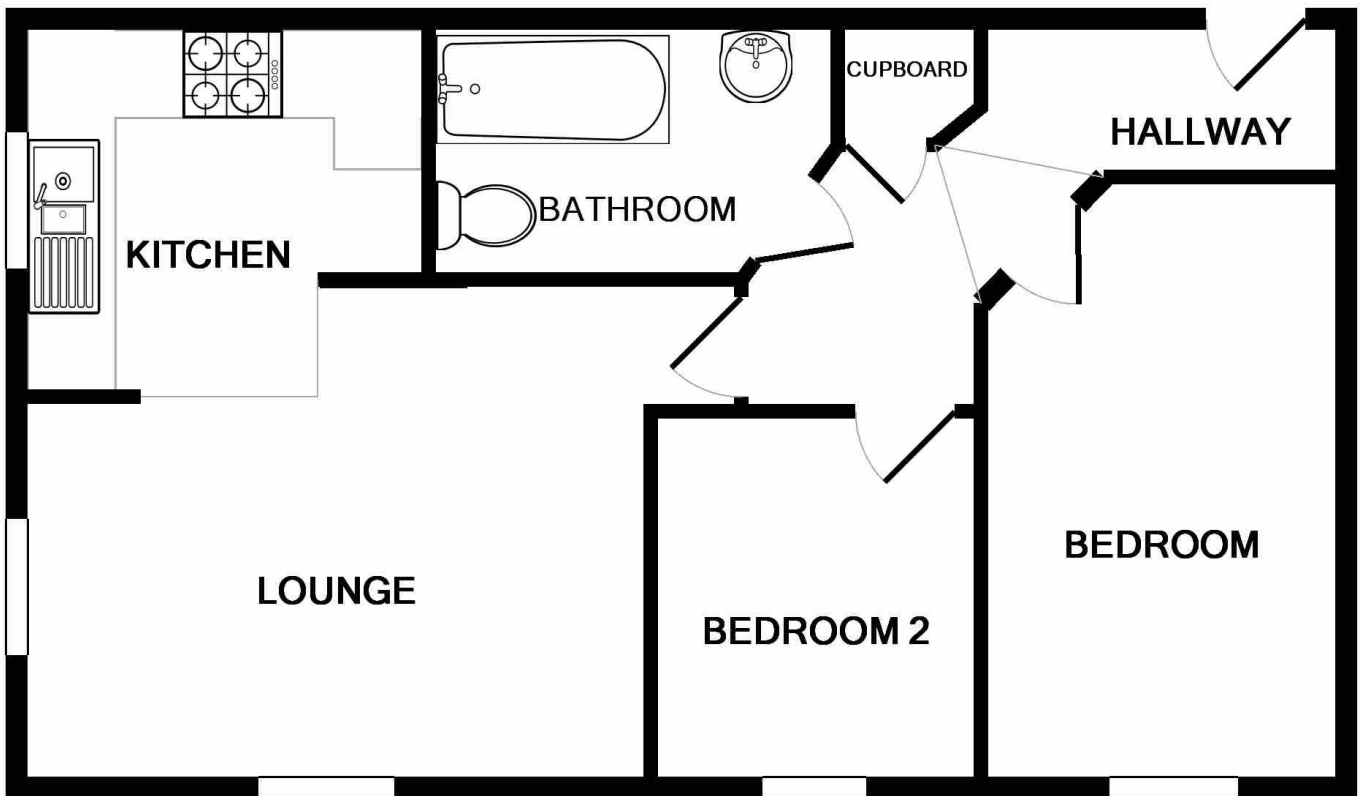
Standard: 18 Mbps download

Superfast: 80 Mbps download

Tenure:

We understand from the vendor that the property is held on 125 year lease from 2015. We also understand from the vendor that there is a ground rent payable currently £250pa and a management charge for communal areas of £1350pa.

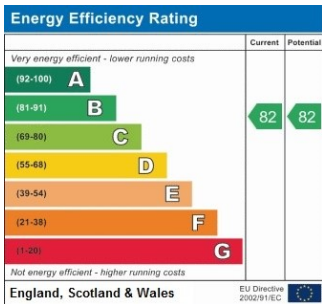




TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

