



Windsor Court,  
Needham Market . IP6 8BY  
£165,000 Leasehold

**MaxwellBrown**

Independent Property Agents

A 2015 built 2 bedroomed second 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 glazing, private hall, lounge, fitted kitchen, 2 bedrooms, ensuite and bathroom. Ideal first or investment property, with a potential rental of



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**Communal Hallway and stairs, landing with solid door to:**

**Entrance Hall:** Ceramic flooring, inset ceiling spot lights, access to loft, smoke detector, Danfoss heating programmer, radiator, storage cupboard, phone entry and doors to:

**Lounge:** Double aspect windows to front and side, Driftwood laminate flooring, radiator, television point and open through to:

**Kitchen:** Fitted with a range of white fronted units with stone effect work tops comprising 1½ bowl inset single drainer stainless steel sink unit with cupboards and drawers under, plumbing for automatic washing machine Zanussi oven and gas hob with stainless steel splash backs, extractor fan, range of eye level units, sealed unit double glazed window to side, ceramic flooring, inset spot lighting, smoke detector, Ideal logic gas fired combination boiler, supplying domestic hot water and central heating.

**Bedroom 1:** Sealed unit double glazed window to front, radiator, television point, mirrored double wardrobes and door to:

**En-suite:** White suite comprising large walk in shower cubicle with Triton shower, pedestal wash basin, low level flushing suite, fully tiled walls, ceramic tiled floor, inset ceiling spot lights, heated towel rail.

**Bathroom:** White suite comprising panelled bath, wash hand basin, low level flushing suite, extractor fan, radiator, ceramic tiled floor, fully tiled walls, tiled splash backs to bath and wash basin.

**Bedroom 2:** Sealed unit double glazed window to front, radiator

**Outside:** One allocated car parking space and visitor's space, Communal gardens, bin storage and bike store.

**Services:**

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

Council tax band B

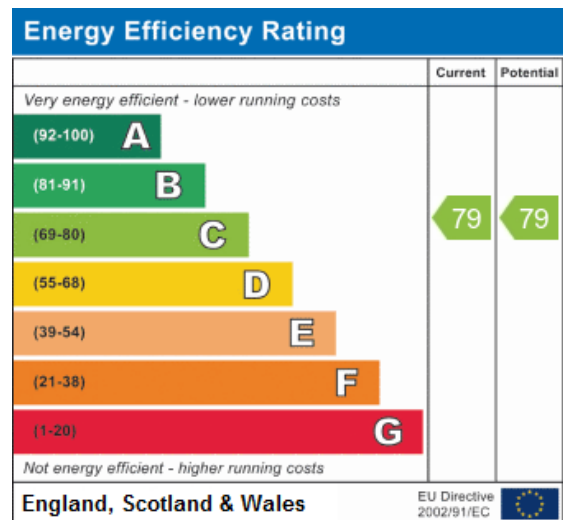
**Broadband Availability:**

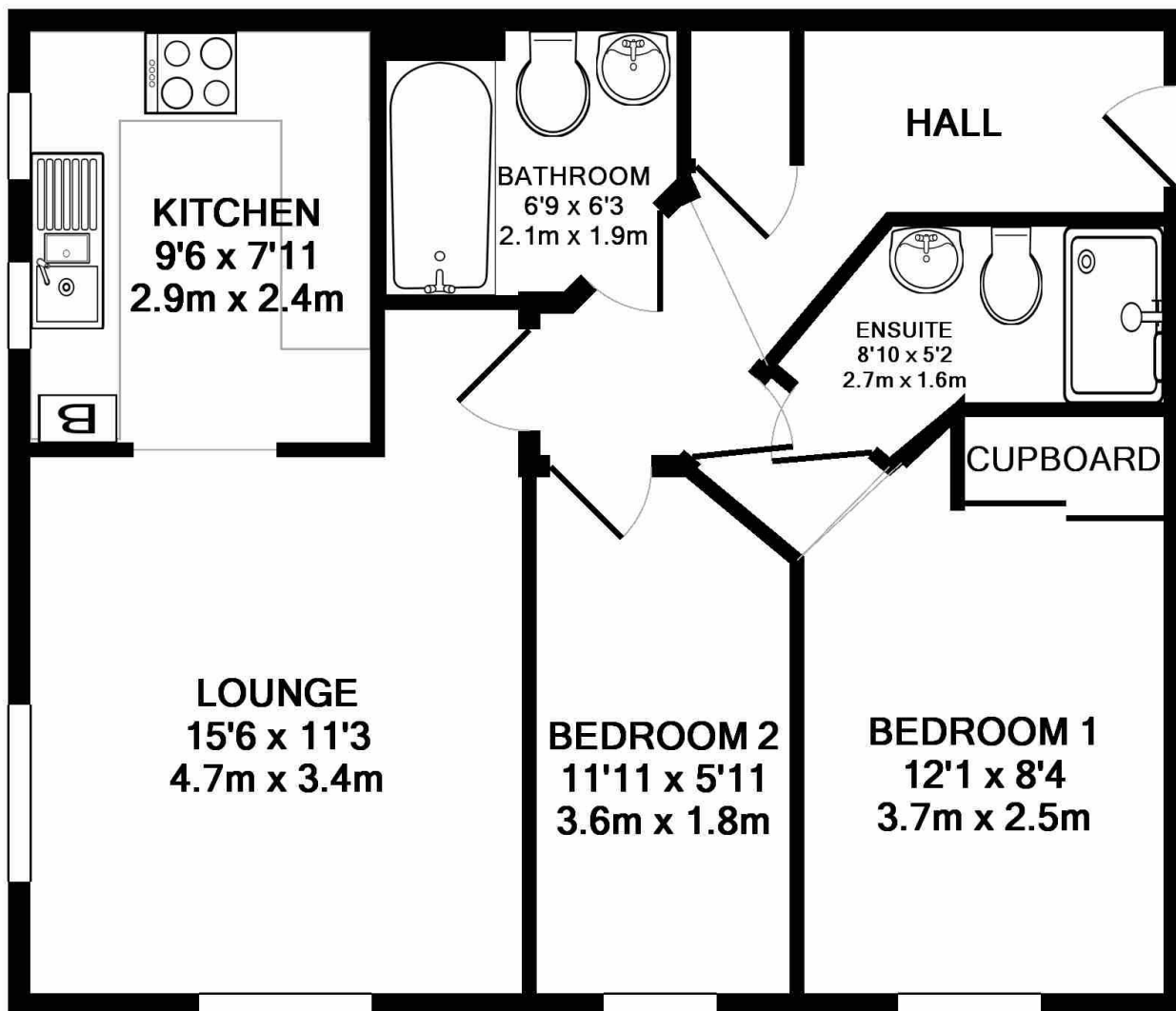
Standard: 18 Mbps download

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 530 SQ.FT. (49.2 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.

