



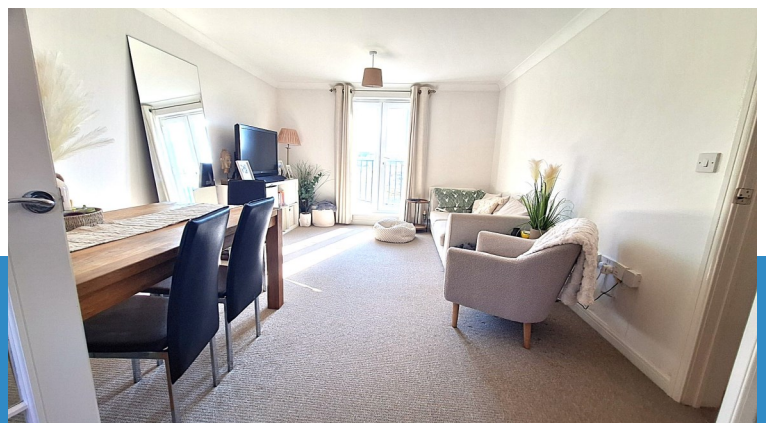
Phoenix Way,  
Stowmarket, IP14 5FB

£165,000 Leasehold

**MaxwellBrown**

Independent Property Agents

Situated on the popular Cedars Park development within walking distance of both the town centre and rail station with link to London Liverpool Street (Approx 80 Minutes journey time) this well presented modern two bedroom first floor apartment offers spacious living accommodation including 2 bedrooms with ensuite to master, lounge/diner, fitted kitchen and bathroom. Further benefits include gas fired central heating, double glazing and allocated parking space.





### Solid Door to:

### Entrance Hall:

Coved ceiling, radiator, smoke detector and thermostat.

Doors to:

### Open Plan Lounge/Kitchen Area:

Sealed unit double glazed French doors with Juliette balcony to front, 2 radiators, TV, telephone and internet points. Part-glazed double doors to:-

### Kitchen Area:

Fitted with a range of wood grain effect units comprising 1.5 bowl single drainer stainless steel unit with mixer tap and cupboards under. Worktops with cupboards and draws under. Hotpoint double oven, 4 burner gas hob and extractor, built in dishwasher, Hotpoint fridge freezer and washing machine. Pull out larder cupboard, a range of eye level units, tiled splashbacks, ceramic tiled floor and 2 sealed unit double glazed windows to rear. Ideal gas fired combi boiler supplying domestic hot water and central heating.

### Bathroom:

Fitted with a white suite comprising panelled bath with shower mixer tap, low level flushing WC and pedestal wash hand basin with mixer tap and plunge plug. Half tiled walls, grey oak effect vinyl flooring, LED spotlights, radiator and extractor fan.

### Bedroom 1:

Large double bedroom, sealed unit double glazed window to front, large storage cupboard, built in wardrobe with shelf and hanging rail, radiator, TV and telephone points. Door to:

### En suite:

Fitted with a white suite comprising of corner entry shower cubical with shower over, low level flushing WC and wash hand basin with mixer tap and plunge plug. Sealed unit double glazed window to front, half tiled walls, vinyl flooring, ceiling spot lights, radiator, extractor fan and shaver socket.

**Bedroom 2:** Sealed unit double glazed window to rear, radiator and triple wardrobe with shelves and hanging rail.

### Outside:

There is one allocated car parking space and communal bin store.

### Services:

It is understood from the vendors that all mains services are connected to the property.

### Council Tax:

Band B: payable to Mid Suffolk District Council

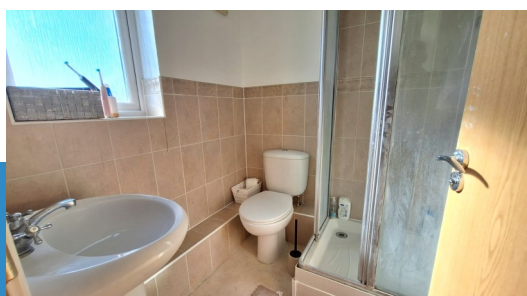
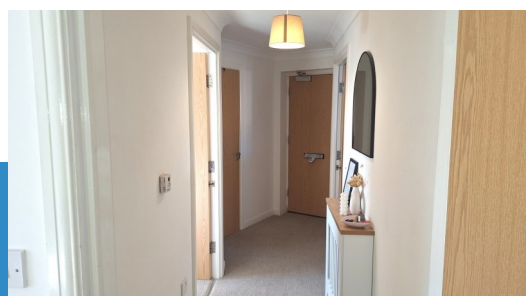
### Maximum Broadband download Speeds available:

Standard download 6 Mbps

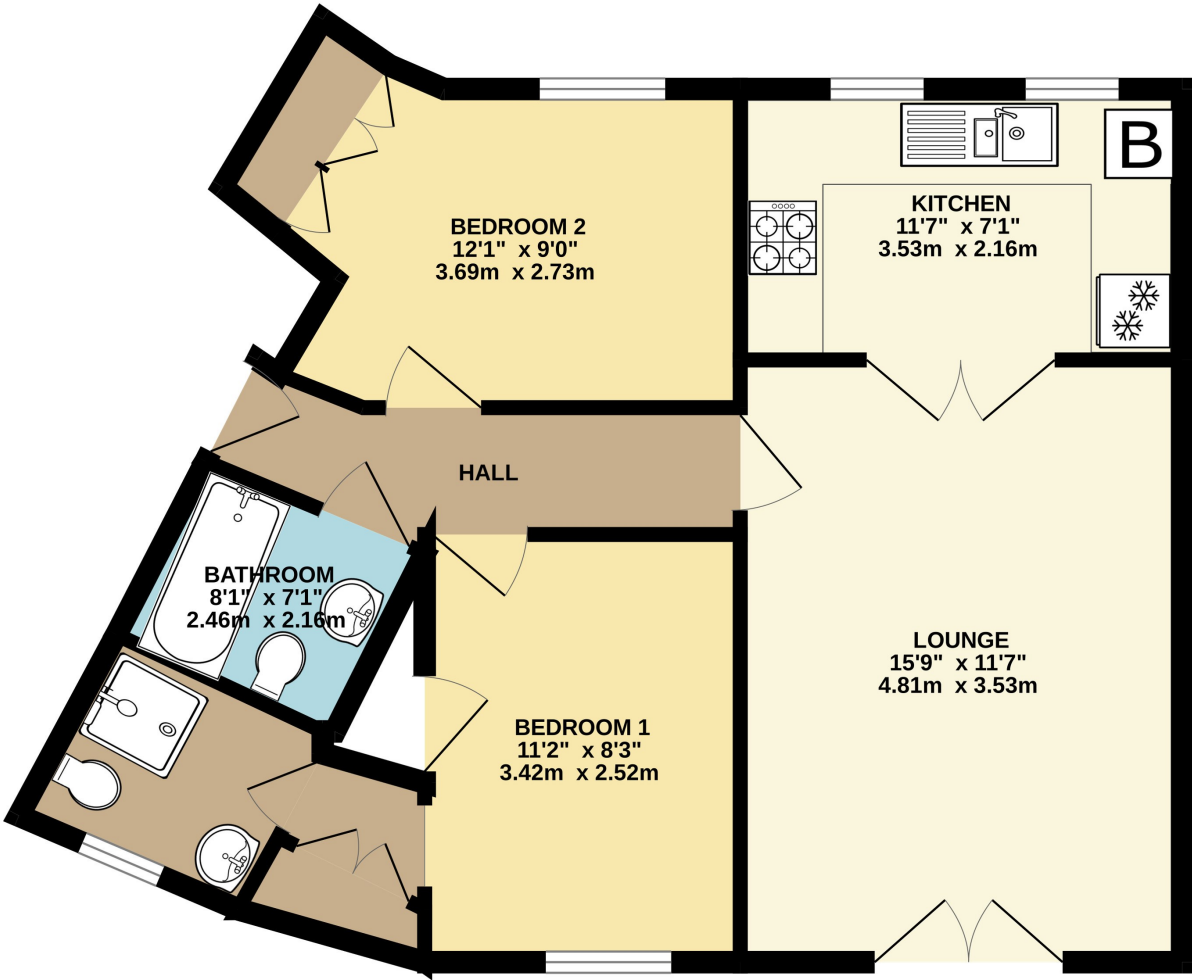
Ultrafast download 1100 Mbps

Information source Ofcom.com

**Lease Details:** It is understood that the property is held on a leasehold, with approximately 108 years remaining. There is a ground rent payable of £200 per annum and service charge of Approximately £2000 per annum.



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82  B	82  B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.

