



I4 The Grove

Stowmarket, Suffolk IP14 1RR

price (leasehold)
£70,000

at a glance...

2 Bedroom first floor flat
(Stairlift)

Over 55's Wardened controlled

Residents parking

Communal gardens

Popular location close to the
town centre

Available with No Onward
Chain

ML Property are pleased to offer for sale this two bedroom first floor apartment situated in The Grove, a popular Over 55's retirement property situated within walking distance of the town centre of Stowmarket.

property

The Grove which as previously mentioned is situated just off the town centre of Stowmarket and benefits from communal gardens, on site warden, residents parking and a stair lift to the first floor.

The accommodation comprises hall, sitting room overlooking the central gardens, kitchen, two bedrooms and a bathroom.

outside

The exterior has beautifully landscaped and well kept communal gardens that can be enjoyed all year round.

location

Stowmarket provides a wide range of shopping and schooling facilities along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.

services

Mains water, drainage and electricity. Heating is provided by electric storage heating.

Local Authority Mid Suffolk District Council - Council Tax Band A.

leasehold

- 99 Year lease from 7th December 1987
- Ground Rent £50.04 per year
- Service charge £626.94 per quarter
- Currently set at £213.15 per month



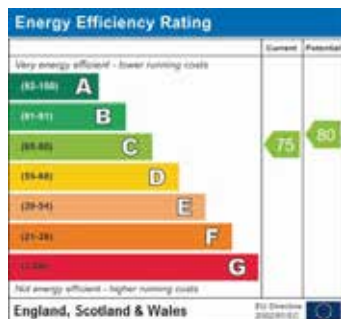


ground floor

Hall	
Sitting Room	4.54m x 4.25m
Kitchen/Breakfast Room	4.54m x 2.43m
Conservatory	2.38m x 2.17m

first floor

Bedroom 1	2.47m x 3.27m (With built in wardrobes)
Bedroom 2	2.49m x 2.90m (With built in wardrobes)
Bedroom 3	2.36m x 1.98m
Shower Room	



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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



Part of the 3 Point Property Management Group

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

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