



6 Pickrel Court

Station Road East, Stowmarket, Suffolk IP14 1PE

ML Property are delighted to offer for sale this ground floor 2 bedroom apartment located within the popular Pickerel Court Development close to local amenities in the town of Stowmarket.



guide price
£179,995

at a glance...

- 2 Bedroom ground floor apartment
- Allocated on site parking
- Gas fired central heating
- UPVC windows
- Close to local amenities
- Ideal buy to let or first time buy property

services

Mains water, drainage and electricity. Central heating is provided from a gas fired boiler serving radiators.

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

service charge

- Ground Rent - £100 P/a
- Service charges circa £1100 Per Annum





property

The property which benefits from GFCH and UPVC windows has an on site allocated parking space and is located within the popular Pickerel Court development.

This ground floor apartment affords the following accommodation - hall, large cupboard, 2 bedrooms, bathroom and an open plan sitting room and kitchen with built in appliances.

Externally the property benefits from communal gardens.

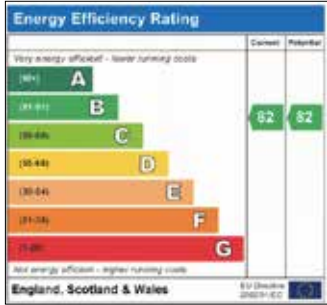
accommodation

Hall	
Large cupboard	
Bedroom	4.75m (15'7) x 2.80m (9'2)
Bedroom	4.59m (15'0) x 2.54m (8'4)
Bathroom	1.99m (6'6) x 2.17m (7'1)
Sitting Room/Kitchen area	8.14m (26'8) x 3.23m (10'7)

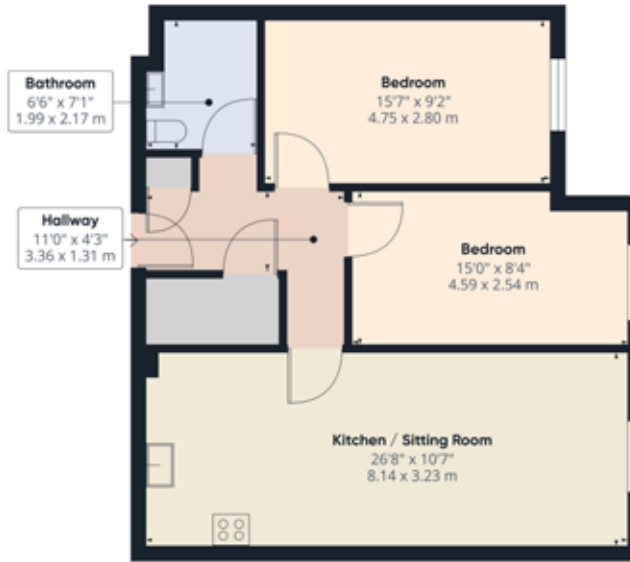


location

Stowmarket provides a wide range of shopping and schooling facility 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.



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.



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