



# 34 Pickerel Court

Station Road East, Stowmarket, Suffolk IP14 1PE

ML Property are delighted to offer for sale this one bedroom second floor apartment conveniently located close to the railway station in the town of Stowmarket. The property which is offered with No Onward Chain represents an ideal first time buy or investment purchase.

price  
**£129,995**

## at a glance...

- Second floor one bedroom apartment
- Close to local amenities
- Ideal first time buy or investment
- Off site allocated parking
- Gas fired central heating
- Offered with No Onward Chain





Located within the popular Pickerel Court development the property this ground floor apartment affords the following accommodation - hall, cupboard, bedroom, bathroom and an open plan sitting room and kitchen with built in appliances. The property further benefits from gas fired central heating and UPVC windows.







## outside

Externally the property benefits from an 'off site' parking space with communal gardens.

## 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.

## 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 A

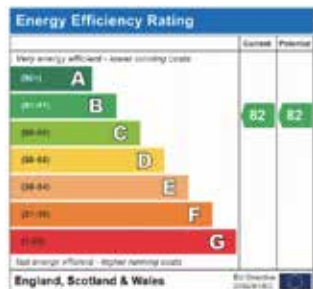
### **Service charges**

Ground Rent - £100 P/a

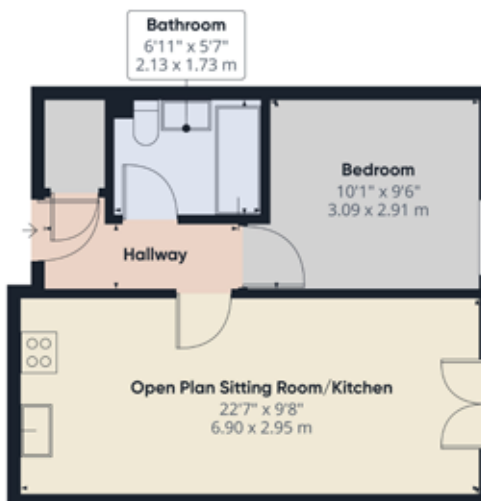
Service charges circa £1350 Per Annum

Material information brochure attached.





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.



## accommodation

Hall	
Large cupboard	
Bedroom	3.09m (10'1) x 2.91m (9'6)
Bathroom	2.13m (6'11) x 1.73m (5'7)
Open plan living	6.90m (22'7) x 2.95m (9'8)



Material  
Information  
brochure.



PART OF THE 3 POINT PROPERTY GROUP

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