



21 Pickerel Court

Stowmarket, Suffolk, IP14 1PE

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PROPERTY CONSULTANTS

ML Property are delighted to offer for sale this first floor 2 bedroom apartment located within the popular Pickerel Court Development close to local amenities in the town of Stowmarket. The property which benefits from GFCH and UPVC windows has an on site allocated parking space.



OIEO

£169,995



x3



x1



B

at a glance

- Extremely well presented 2 bedroom apartment
- Situated on the first floor of the ever popular Pickerel Court
- Allocated on site parking
- Gas fired central heating
- UPVC Windows
- Ideal first time buy or investment purchase
- Available with NO Onward Chain
- Close to the railway station and town centre of Stowmarket



GIRAFFE360



Located within the popular Pickerel Court development this first floor apartment affords the following accommodation - hall, large cupboard, 2 bedrooms, 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.



accommodation

Hall	
Large cupboard	
Bedroom	4.81m (15'9) x 2.74m (9'0)
Bedroom	4.60m (15'1) x 2.56m (8'4)
Bathroom	1.77m (5'9) x 2.16m (7'0)
Sitting Room/Kitchen area	8.15m (26'8) x 3.25m (10'7)

outside

Externally the property benefits from an allocated '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

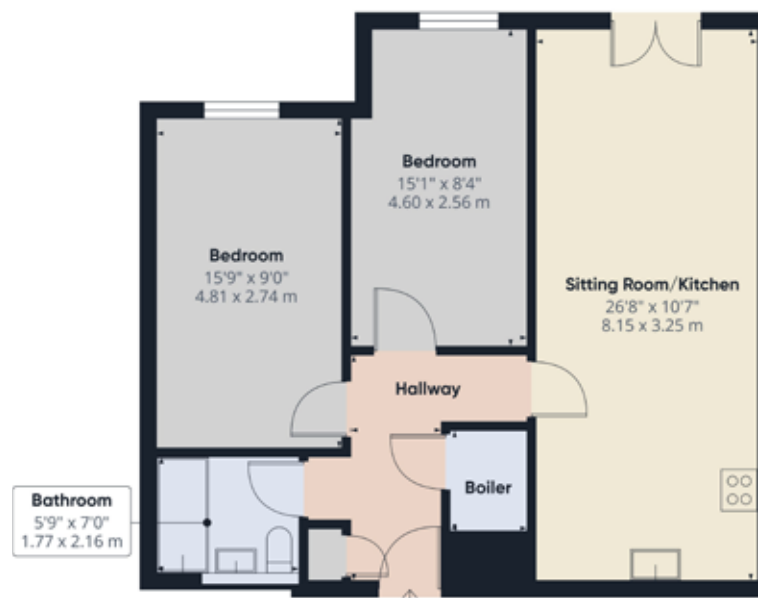
Mains water, drainage and electricity. Central heating is provided from a gas fired boiler serving radiators.

Mid Suffolk District Council - Council Tax Band B

Service charges Ground Rent - £100 P/a

Service charges circa £1400 Per Annum

See more information online. Material Information brochure below.



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 GROUP

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

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

