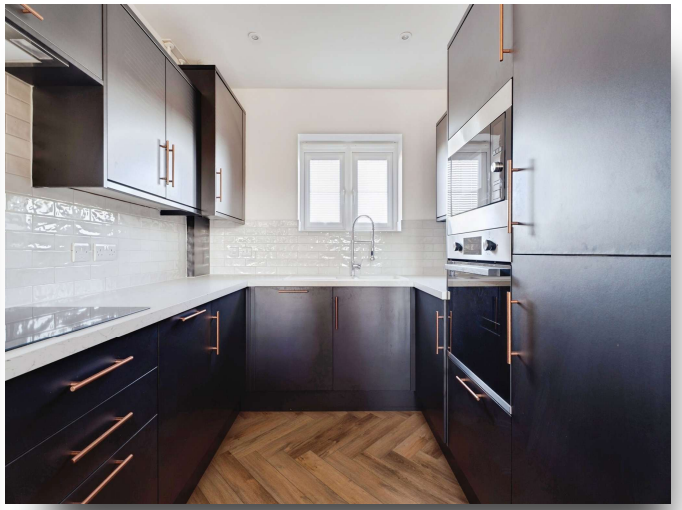






Saffron Fen Place, Stowmarket, IP14 5AT

william h brown

welcome to

Saffron Fen Place, Stowmarket

Discover your ideal starter home! This charming 2-bedroom flat in Stowmarket offers modern living near the town centre and travel links. Enjoy an open-plan lounge/kitchen, integrated appliances, and a stylish bathroom. Perfect for first-time buyers with a long lease!

Communal Entrance
The building is entered via a security door. Stairs lead to the second floor, allowing access to the front door.

Entrance Hall
Window to side, built-in double cupboard, spotlights, radiator, wood flooring and entrance phone.

Kitchen/Living Room
Windows to front and rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, electric oven with micro hob and cooker hood over, integrated fridge freezer, dishwasher and washing machine, spotlights part tiled walls, two radiators and wood flooring.

Bedroom One
Window to front, access to loft, spotlights, radiator and carpeted flooring.

Bedroom Two
Window to rear, spotlights, radiator and carpeted flooring.

Bathroom
Two frosted windows to front, fitted with a three-piece suite comprising a panelled bath with shower over and screen, back to wall WC and wall mounted sink with mixer tap, fully tiled walls, spotlights, heated towel rail and ceramic tiled flooring.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





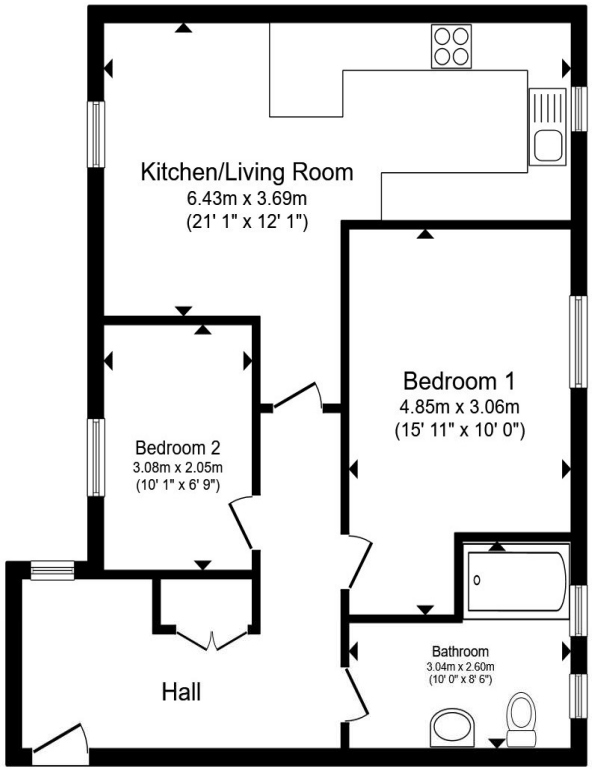
welcome to

Saffron Fen Place, Stowmarket

- 2-Bed Apartment
- Open Plan Living Room/Kitchen With Integrated Appliances
- Two Allocated Parking Spaces
- Close To Town & Travel Links
- Perfect For First Time Buyers

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 960.00
Ground Rent: 80.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Total floor area 60.9 m² (656 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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view this property online williamhbrown.co.uk/Property/SMK105457

The Property Ombudsman

Property Ref:
SMK105457 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.