



FIELD COURT STANTON, IP31 2AX

F O R S A L E

- STUDIO APARTMENT
- IDEALLY LOCATED
- POPULAR VILLAGE
- MODERN KITCHEN
- MODERN BATHROOM
- COMMUNAL GARDENS
- COMMUNAL PARKING
- EPC B
- CHAIN FREE

PRICE
£90,000



GD Estates are delighted to present to the market this CHAIN FREE and well-positioned studio apartment, located in Field Court, Stanton.

The property offers well-designed internal accommodation comprising an open-plan kitchen, living, dining, and sleeping area, alongside a separate bathroom.

Externally, the property benefits from communal parking and well-maintained shared gardens.



LOCATION:

The property is located in heart of the popular village of Stanton at Field Court. The village offers excellent local amenities, including a primary school, local shops, a popular pub, and a recently opened Co-Op. There are also scenic walking and cycling routes to explore.

The village is well-connected to nearby towns, including Bury St Edmunds, Diss and Thetford, offering a wider range of shops, dining options, and cultural attractions. Commuters will appreciate the good road links to the A14, making it easy to reach larger cities like Norwich, Cambridge and London via the M11.

ENTRANCE HALLWAY:

Entry to the apartment is from the communal hallway through a wooden door into the entrance hallway. Telephone intercom system. Access to all accommodation. Just outside the front door is a lockable cupboard which offers storage space and houses the immersion tank, and fuse board.

KITCHEN/BEDROOM/LIVING AREA

17' 8 (max)" x 13' 10 (max)" (5.38m x 4.22m):

Light and airy, spacious room with kitchen, ample space for dining room table and chairs, living room suite and bedroom area comfortably fitting a double bed.

The kitchen offers a range of wall-mounted and under-counter cabinets beneath roll-edge granite effect work-tops with complimentary tiled splash-backs. Inset stainless steel sink with drainer and mixer tap over. Intergrated electric oven and hob with extract over, microwave and fridge-freezer.

1x radiator. Double glazed window to rear aspect.

BATHROOM

5' 11" x 5' 9" (1.8m x 1.75m):

Modern three piece whit suite comprising tiled shower cubicle with mains shower, low level WC and wall-mounted wash hand basin with storage beneath. Heated towel rail. Extractor fan.

EXTERNALLY:

Externally the property boasts well-maintained communal gardens, washing lines and off-road parking.

SERVICES:

Mains electricity.
Mains sewerage.
Mains water.
Gas fired central heating (communal boiler).

TENURE:

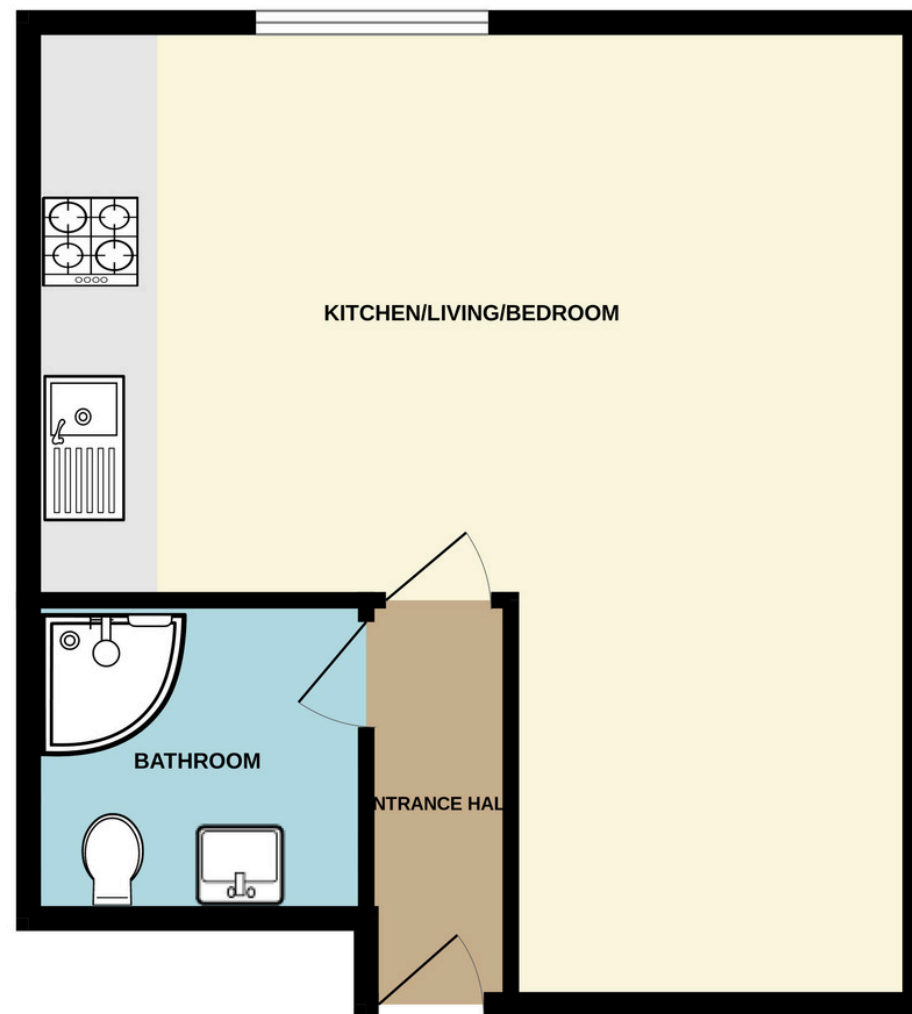
The property is LEASEHOLD and offered with vacant possession.

Service charge (including gas and water): £222.50 p/m.

Ground rent: £100 p/a.

A lease of 125 years was granted from 1st October 2013.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ