



**Old School Court, Violet Hill Road, Stowmarket, IP14 1NB**

welcome to

## Old School Court, Violet Hill Road, Stowmarket

- Ground Floor One Bed Flat
- 60+ Retirement Home
- Doble Bedroom With Fitted Wardrobes
- Communal Gardens & Parking
- Residents' Lounge & Laundry Room

Tenure: Leasehold EPC Rating: Exempt  
Council Tax Band: B Service Charge: 1475.98  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£80,000**

**view this property online** [williamhbrown.co.uk/Property/SMK105099](http://williamhbrown.co.uk/Property/SMK105099)

### Old School Court

Step into a charming and convenient ground floor retirement flat located in the sought-after Old School Court in Stowmarket. This property promises a comfortable and accessible lifestyle for its residents, enriched by a variety of amenities and a prime location only 500 yards from the bustling town centre.

A generous lounge diner serves as the heart of the home, perfect for both relaxation and entertaining. The space is designed to accommodate both living and dining furniture, making it versatile and functional. The well-appointed kitchen is equipped with appliances and ample storage, making meal preparation and everyday chores a breeze. The bedroom is a peaceful retreat, complete with fitted wardrobes that offer plenty of storage space and help maintain a clutter-free environment. The shower room is designed with accessibility in mind, providing convenience and safety with modern fixtures and fittings.

The property offers communal parking facilities, ensuring easy access for residents and visitors alike. Beautifully maintained communal gardens provide a serene outdoor space for residents to enjoy the fresh air and socialize with neighbors. The residents lounge is a perfect place for social gatherings and community events, fostering a friendly and inclusive atmosphere. The convenience of a communal laundry room eliminates the hassle of laundry chores, offering residents more time to enjoy their retirement. Safety and peace of mind are prioritized with a 24-hour emergency call system, ensuring help is always just a button away.

Residents of Old School Court have easy access to local shops, cafes, and amenities, making daily errands and leisurely outings simple and enjoyable. This retirement flat offers a harmonious blend of comfort, community, and convenience, ideal for those looking to enjoy their retirement years to the fullest.

### Entrance Hall

External door, internal doors to lounge/diner, bedroom and shower room, storage cupboard, iintercom and carpeted flooring.

### Sitting/Dining Room

16' 9" x 10' 6" ( 5.11m x 3.20m )  
External door to rear with bay windows, electric fireplace, TV point and carpeted flooring.

### Kitchen

7' 2" x 5' 4" ( 2.18m x 1.63m )  
Double glazed window to side, wall and base units with work surfaces, sink, oven & hob with extractor hood, space for appliances and tile effect flooring.

### Bedroom

12' 9" x 7' 7" ( 3.89m x 2.31m )  
Double glazed window to rear, fitted wardrobes, radiator and carpeted flooring.

### Shower Room

Shower cubicle with double shower attachments, wall mounted mirror, WC, hand wash basin, extractor fan and tiled flooring.



Property Ref:  
SMK105099 - 0007

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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