





Turnpike Court, Stowmarket, IP14 1PF

william h brown

welcome to

Turnpike Court, Stowmarket

This beautifully presented upper floor flat boasts a modern open plan, integrated kitchen/living area with breakfast bar & private balcony, generous main bedroom with en-suite & additional room which can be served as a second bedroom or study. Also comes with allocated & visitor parking. Call now!

Accommodation

Communal Entrance
The building is entered via a security door with stairs leading to the upper floor.

Hall
Entrance phone, two built-in cupboards, radiator and carpeted flooring.

Kitchen/Living Room
Two windows and Patio door to rear, private balcony, fitted with range of wall and base units with roll top work surfaces, stainless steel single sink with drainer, electric oven with gas hob and cooker hood over, integrated fridge freezer, washing machine and dishwasher, breakfast bar, radiator and a mixture of carpeted and wood laminate flooring.

Bedroom One
Window to rear, radiator and carpeted flooring.

En-Suite
Frosted window to side, fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin and low level WC, radiator, part tiled walls and vinyl flooring.

Study/Bedroom Two
Window to front, radiator and carpeted flooring.

Bathroom
Frosted window to front, fitted with a three-piece suite comprising a panelled bath with shower over and screen, pedestal wash hand basin and low level WC, part tiled walls, radiator and vinyl 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.





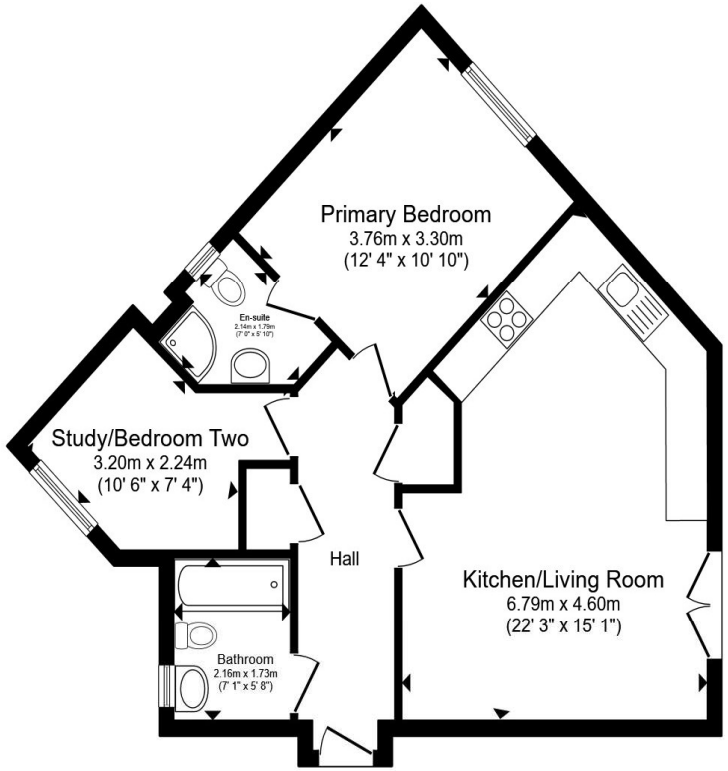
welcome to

Turnpike Court, Stowmarket

- Upper Floor Flat
- Well-Presented Throughout
- Open Plan Integrated Kitchen/Living Area With Breakfast Bar
- Generous Principal Bedroom With En-Suite
- Additional Room With Option For Study Or Guest Room

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 848.72
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 60.0 m² (646 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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The Property Ombudsman

Property Ref:
SMK105686 - 0004

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.

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.

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