



1 Turnpike Court, Stowmarket, IP14 1PF

Guide Price £180,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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COMMUNAL ENTRANCE

Door to communal lobby, door to apartment to the right hand side.

ENTRANCE HALL

2 Storage cupboards, telecom phone entry system, thermostat, carpeted and doors to:-

KITCHEN AREA

A modern dark and light grey kitchen with stone effect worktops, stainless steel sink drainer, integrated oven, hob and extractor hood, integrated dishwasher and fridge/freezer, breakfast bar, boiler housed in kitchen unit, wood style flooring and window to front aspect.

OPEN PLAN LIVING AREA

21' 5" x 15' 1" (6.53m x 4.6m) Windows to front aspect, T.V and Phone points, radiators and carpeted.

BEDROOM 1

12' 5" x 10' 3" (3.78m x 3.12m) Built in wardrobes, phone point, radiator, coving, window to front aspect and door to Ensuite.

ENSUITE

Grey style tile flooring, corner shower cubicle, hand wash basin, W.C., extractor, and window to side aspect.

BEDROOM 2

9' 2" x 6' 9" (2.79m x 2.06m) Window to rear aspect, radiator and carpeted.

BATHROOM

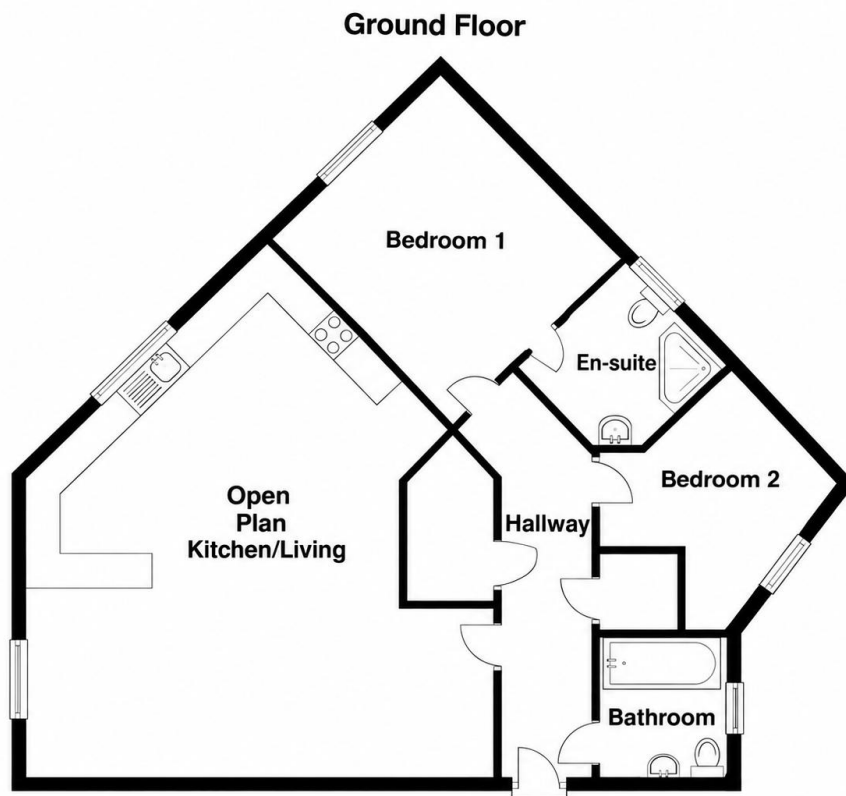
Panel bath with shower over and glass screen, W.C., pedestal hand wash basin, tiled walls around bath, tile effect flooring, extractor, radiator and window to rear aspect.

LEASE INFORMATION

Ground Rent - £250 PA

Service Charge - £849 PA





COUNCIL

Mid Suffolk - Council Tax Band B - £1,802.02

SERVICES

We understand all mains services are connected

NEAREST SCHOOLS

Primary School - Chilton Community Primary School

Secondary School - Stowmarket High School

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer

to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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