



**3 Kerridge Court Barking Road, Needham Market, IP6 8EN**  
**Guide Price £130,000**

- Two Bedrooms
- Open Plan Living/Kitchen
- Electric Heating
- No Onward Chain
- Allocated Parking For One Vehicle
- First Floor Apartment
- Double Glazing
- Well Presented
- **SHARE OF FREEHOLD**
- Walking Distance to High Street and Station

# 3 Kerridge Court Barking Road, Needham Market IP6 8EN

\*\*\*GUIDE PRICE £130,000 - £140,000\*\*\* Share of Freehold\*\*\*

Nestled in the heart of Needham Market, this delightful first-floor apartment on Barking Road offers a perfect blend of modern living and convenience. Built in 2012, the property spans an impressive 678 square feet, providing ample space for comfortable living. Upon entering, you are welcomed into a bright and airy open-plan living and kitchen area, ideal for both relaxation and entertaining. The layout maximises natural light, creating a warm and inviting atmosphere. The apartment features two well-proportioned bedrooms, perfect for a small family or professionals seeking a peaceful retreat. The contemporary shower room adds to the modern appeal of the home. One of the standout features of this property is the allocated parking space for one vehicle, along with additional visitors' parking, ensuring that you and your guests have convenient access.

Situated in the desirable Needham Market, you'll find yourself surrounded by a friendly community and a range of amenities just a stone's throw away. Whether you're looking to enjoy a peaceful stroll in the nearby Needham Lakes or explore the local shops and cafes, this location offers the best of both worlds. Needham Market has its own railway station that provides main rail links to London Liverpool Street, Ipswich and Bury St Edmunds and is also within easy access of the A14 corridor. With no onward chain, this apartment presents a fantastic opportunity for those looking to move in without delay.



Council Tax Band: A



## Entrance

Secure communal front entrance into foyer with stairs to the first floor, Storage cupboard outside the front door to the apartment, Front door into accommodation.

## Kitchen/Living Area

19'8 x 17'10 narr to 12'8

Open Plan area, Double glazed window to front in living area, Laminate flooring, Electric Panel Heater. Kitchen area has fitted units and worktops, Built in Oven, Hob and Extractor, Space and plumbing for Washing machine and Dishwasher, Space for Fridge, Tiled flooring.

## Inner Hallway

Access to bedrooms and Shower Room, Built in Cupboard housing Hot water tank and shelving.

## Bedroom 1

11'10 x 10'2

Double glazed window to rear, Electric Panel Heater

## Bedroom 2

11'10 x 7'2

Double glazed window to rear, Electric Panel Heater.

## Shower Room

7'2 x 6'1 max

Modern fitted suite with Double Shower Cubicle, Wc, Wash Basin, Chrome Towel heater, Fitted Storage/Shelving, Tiled floor.

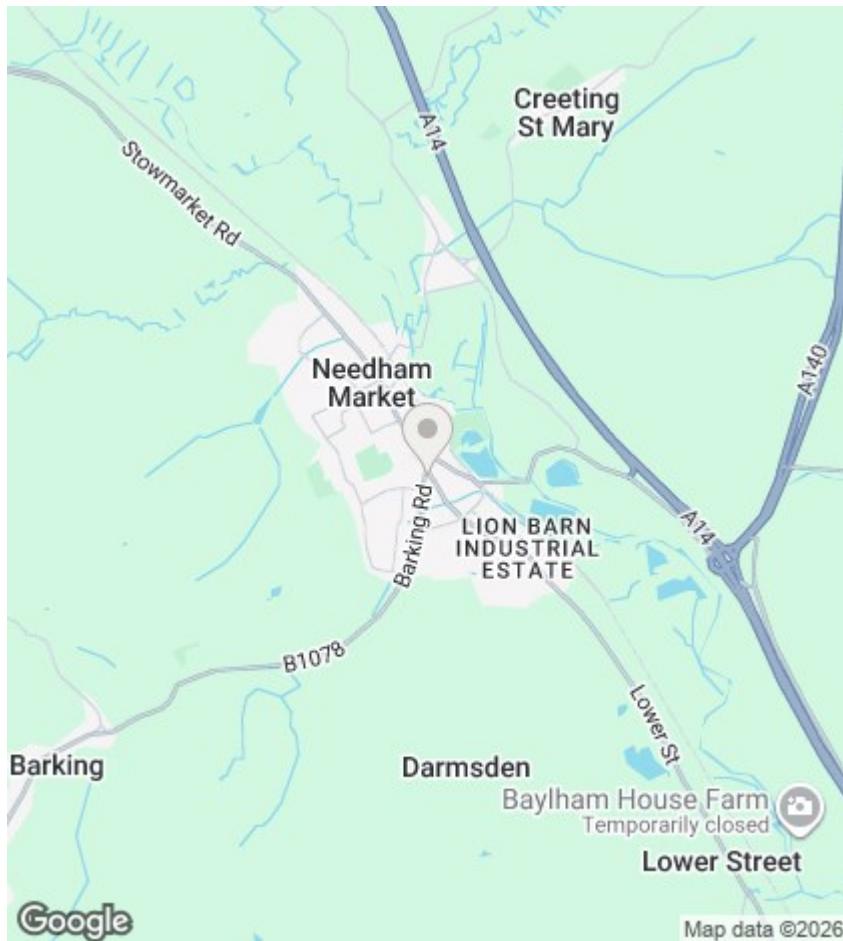
## Outside

Allocated Parking space, Additional parking for visitors if available.

## Agents Note

There is a communal Sky Dish

Share of Freehold, Service charge is £700 per annum and is payable in Jan and June. This covers maintenance and insurance for the main building, communal areas, monthly window cleaning, Cleaning of Entrance hall, Floor halls and stairs every 2 weeks. Also covers maintenance for outside car park/courtyard



## Directions

Head north-west on Thurlow Ct Restricted-usage road Turn left to stay on Thurlow Ct Restricted-usage road Turn right to stay on Thurlow Ct Restricted-usage road Turn right at the 1st cross street to stay on Thurlow Ct Restricted-usage road Turn left onto Bury St At the roundabout, take the 3rd exit onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Barking Rd/B1078 Destination will be on the left

## Viewings

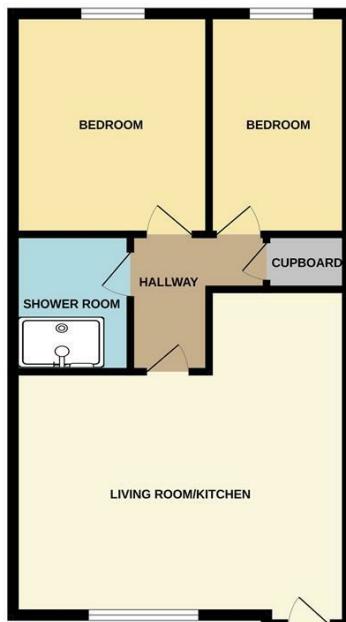
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



2 BEDROOM 1ST FLOOR

TOTAL FLOOR AREA: 545 sq.ft. (50.7 sq.m.) approx.  
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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metropix ©2004