Clarke Philips

Estate Agents & Property Management







£1,215 Per Month

6 MAIDENHAIR WAY | BURY ST. EDMUNDS | IP28 8WX

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Available now ! Well presented two bedroom ground floor maisonette situated on a popular modern development in Red Lodge. Offers excellent access to A11/A14, RAF Lakenheath and Mildenhall. Benefitting from Open plan kitchen lounge/Diner, en-suite to master bedroom, parking and shared enclosed garden to rear. Close to local amenities Viewing highly recommended.

Entrance Hall
With radiator, glazed entrance door, built-in cupboard.

Lounge/Diner 16'11" x 11'3" (5.18m x 3.43)
Windows to front aspect, two radiators and opening into;

Kitchen 6'5" x 6'1" (1.98 x 1.87)
Fully fitted kitchen with a range of wall and base units, integrated washing machine, electric oven, gas hob with extractor over, built in fridge/freezer and dishwasher.

Bedroom 1 13'6" x 8'1" (4.12 x 2.47)
Window to front aspect.

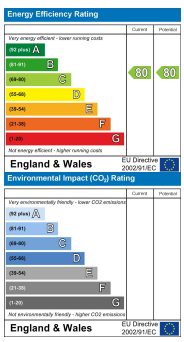
En-Suite
Low level WC, hand wash basin, shower cubicle and heated towel rail.

Bedroom 2 9'3" x 6'11" (2.82 x 2.13)
Window to rear aspect.

Bathroom
Panel bath with shower unit over, low level WC, hand wash basin, storage cupboard.

Outside
Communal garden mainly laid to lawn and an allocated parking space to the front of the property.

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.