



48 Phoenix Way

Stowmarket, Suffolk IP14 5GF

ML Property are delighted to offer for sale this well presented 2 bedroom ground floor flat situated within a popular residential area in Stowmarket. The property which benefits from off road parking and GFCH is also offered with No Onward Chain. *RTM LOWER SERVICE CHARGES*



OIEO
£160,000

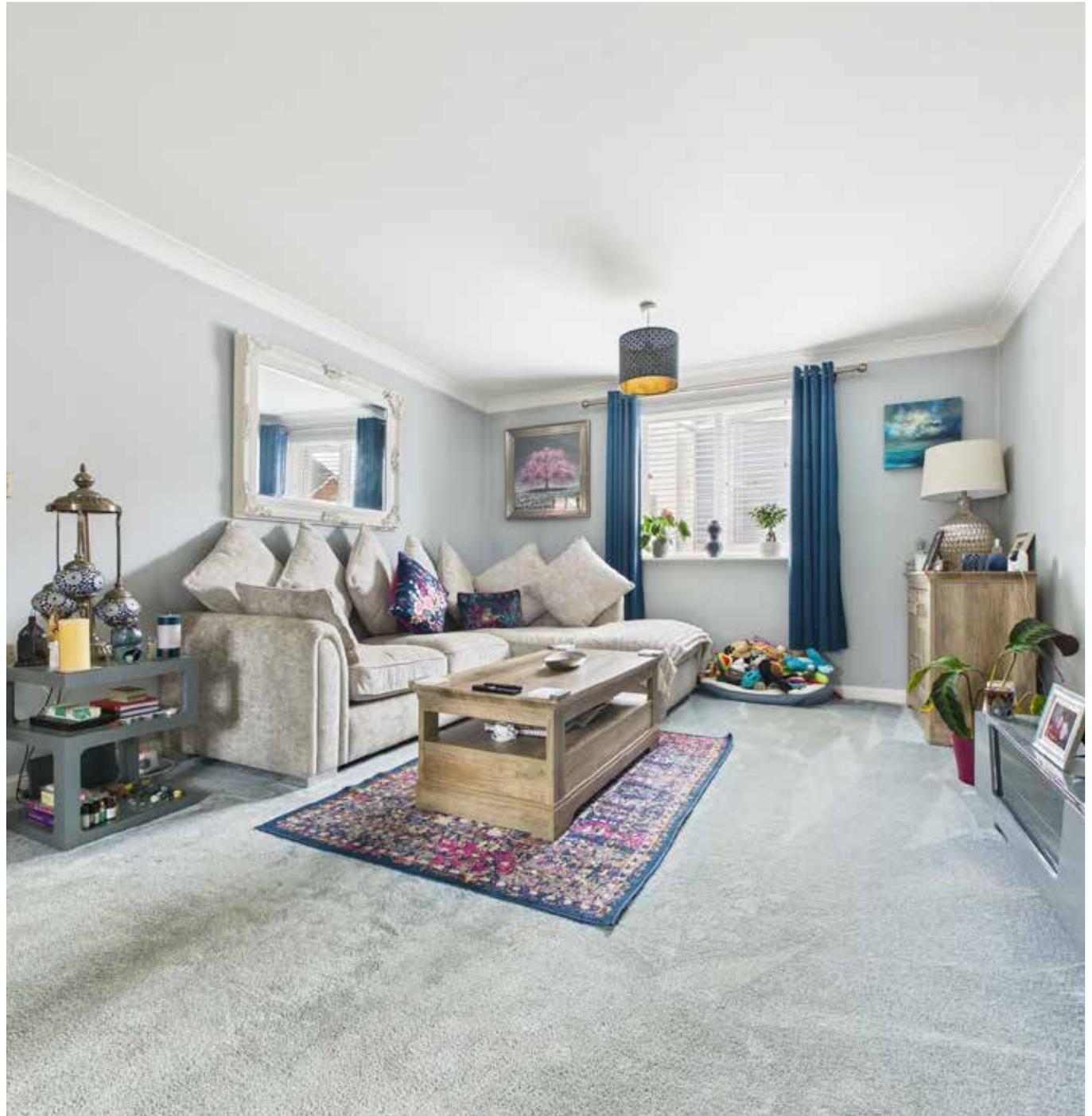


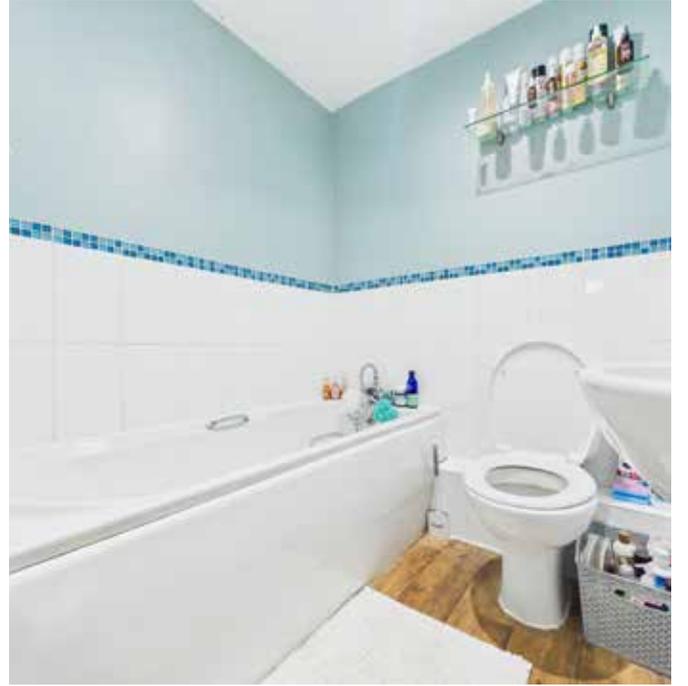
at a glance

- Well presented 2 bedroom ground floor flat
- Allocated Parking
- En-suite shower off master bedroom
- Gas fired central heating
- UPVC Windows
- Offered with No Onward Chain
- Popular Residential Area
- Block managed under an RTM with lower service charges than similar flats



The well presented accommodation comprises of - hallway, master bedroom with en-suite shower room, bedroom 2, bathroom, good size sitting room and kitchen. Externally the property does benefit from some communal outdoor areas and an allocated parking space. The property represents an ideal first time or investment purchase.





Location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 0.5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.

Right to Manage (RTM)

The block has been taken over by an RTM company and subsequently managed by a block management company chosen by the RTM meaning the service charges are lower than similar blocks.

Current charges

Ground Rent £150

Estate Charge £225 (TBC)

Block Management charge £699



accommodation

Hall	
Master bedroom	3.43m (11'2) x 2.56m (8'4)
En-Suite Shower Room	
Bedroom 2	2.47m (8'1) x 3.56m (11'8)
Bathroom	1.69m (5'6) x 1.81m (5'11)
Sitting Room	4.89m (16'0) x 3.55m (11'7)
Kitchen	2.13m (6'11) x 3.50m (11'6)

services

Mains water; drainage and electricity. Central heating is provided from a gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band B

Please see Material Information brochure below.



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 confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

