



STATION ROAD EAST, STOWMARKET

IP14 1PE

£125,000
LEASEHOLD

Located in the popular Pickerel Court development, a second floor one-bedroom flat is an ideal choice for commuters and professionals alike. The accommodation features a welcoming entrance hall complete with a telecom system, a comfortable double bedroom, a modern bathroom and a bright open-plan sitting room and kitchen equipped with built-in appliances. Additional benefits include an allocated parking space, gas-fired central heating and UPVC double glazing. Stowmarket offers a range of shopping facilities and the town features a mainline railway station providing direct links to London Liverpool Street in approximately 90 minutes. For drivers, the A14 dual carriageway is a short drive, offering connections across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. Viewing is highly recommended.

allhomes

STATION ROAD EAST

- Offered With No Onward Chain • Second Floor
- One Bedroom Apartment • Open Plan
- Kitchen/Sitting Room • Gas Fired Central
- Heating • Allocated Parking Space • Close To
- Transport Links Including the Train Station • Double
- Bedroom • Close To The Town Centre
- Amenities • Well Appointed Bathroom • Step
- Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with storage cupboard housing the boiler. Secure phone telecom.

Open Plan Kitchen/Sitting Room

Modern fitted kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated dishwasher, washing machine, fridge freezer. A built-in double oven, gas hob and extractor hood over. Opening to the sitting/dining area with French doors opening to a Juliet balcony to the rear. Two radiators.

Bedroom

Double room with window to rear. Radiator.

Bathroom

Fully tiled suite, WC and pedestal wash basin. P 'shaped bath with shower head over and screen. Heated towel rail

Parking

Allocated parking for one vehicle.

Agent's Note

Ground rent of £100 P/A made in two payments over the year.

Current service charges equates to circa of £146.62 PCM. Reviewed annually.

Disclaimer

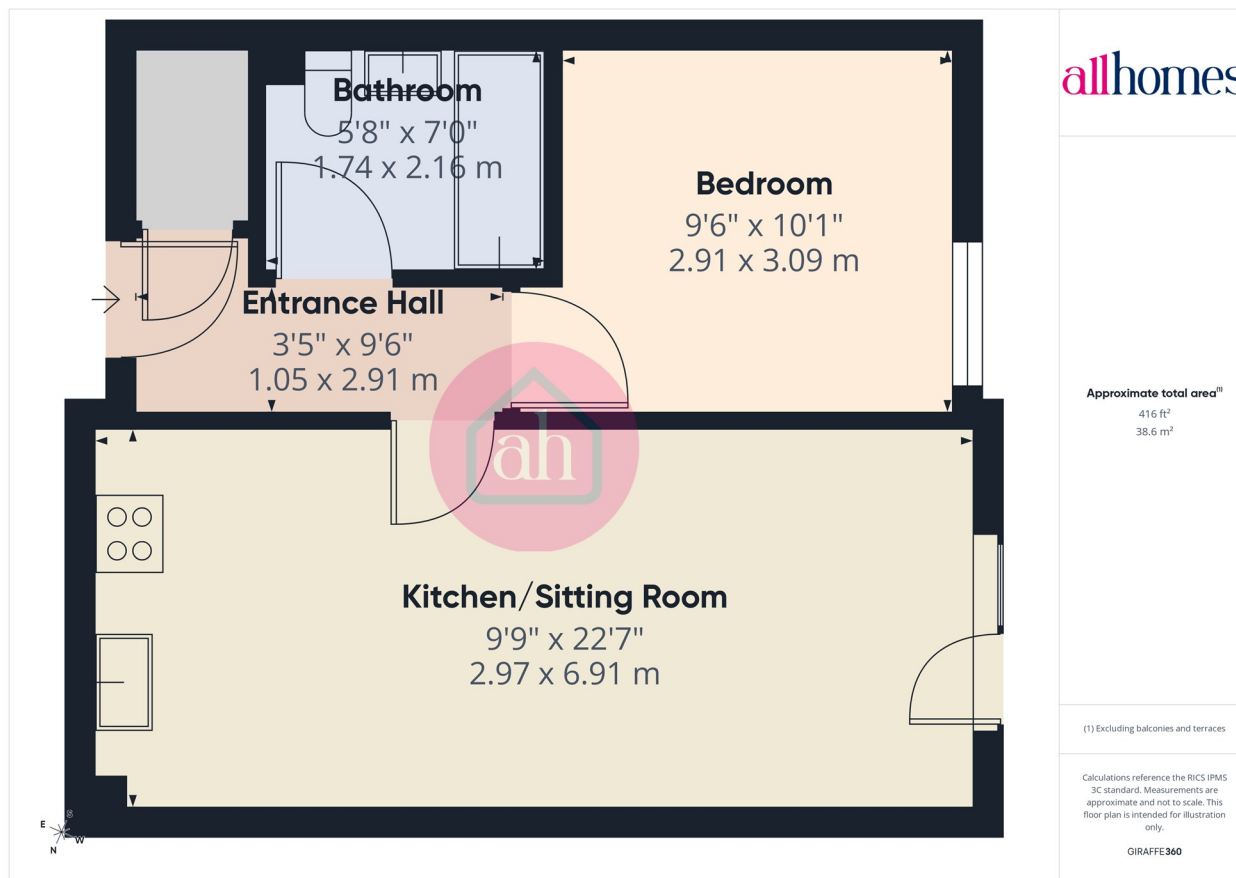
Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers

the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.



STATION ROAD EAST





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

EPC Rating: B Council Tax Band: A

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes