

## PHOENIX WAY, STOWMARKET IP14 5GF

£160,000  
LEASEHOLD

A well designed, spacious top-floor apartment offering modern comfort and style in a highly sought-after area of Stowmarket. Boasting a welcoming entrance hall with secure entry system, a generous sized sitting/ dining room offering the perfect space to relax and a well-appointed kitchen. The property benefits from two double bedrooms, a master featuring an en-suite and a further family bathroom. The home has the added bonus of allocated parking and situated close to a wide range of local amenities, excellent transport links ideal for first-time buyers, professionals, investors, or those looking to downsize without compromising. Don't miss out on this fantastic opportunity!

allhomes

# PHEONIX WAY

- No Onward Chain
- A Modern Two Bedroom Top Floor Apartment
- Spacious Sitting/Dining Room
- Electric Heating
- Master Bedroom With En-Suite
- Well Appointed Kitchen
- Allocated Parking Space
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with loft access.

## Sitting/Dining Room

Spacious room with double doors opening to the kitchen. A Juliet balcony and two radiators.

## Kitchen

Well designed modern kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated kitchen appliances and gas hob with extractor hood over. Windows to rear.

## Bedroom 1

Double room with built in wardrobes and storage cupboard. Window to front and radiator.

## En-Suite

Modern suite with WC, wash basin and fully tiled shower cubicle. Window to front and radiator.

## Bedroom 2

Double room with built in wardrobes. Window to rear and radiator.

## Family Bathroom

With a WC and wash basin. Bath with taps and shower attachment. Radiator.

## Parking

Allocated parking space.

## Agent's Note

Ground Rent: £207.52 per year

Maintenance charge: £2176.63 January 2026 - December 2026

999 year lease with 980 years remaining

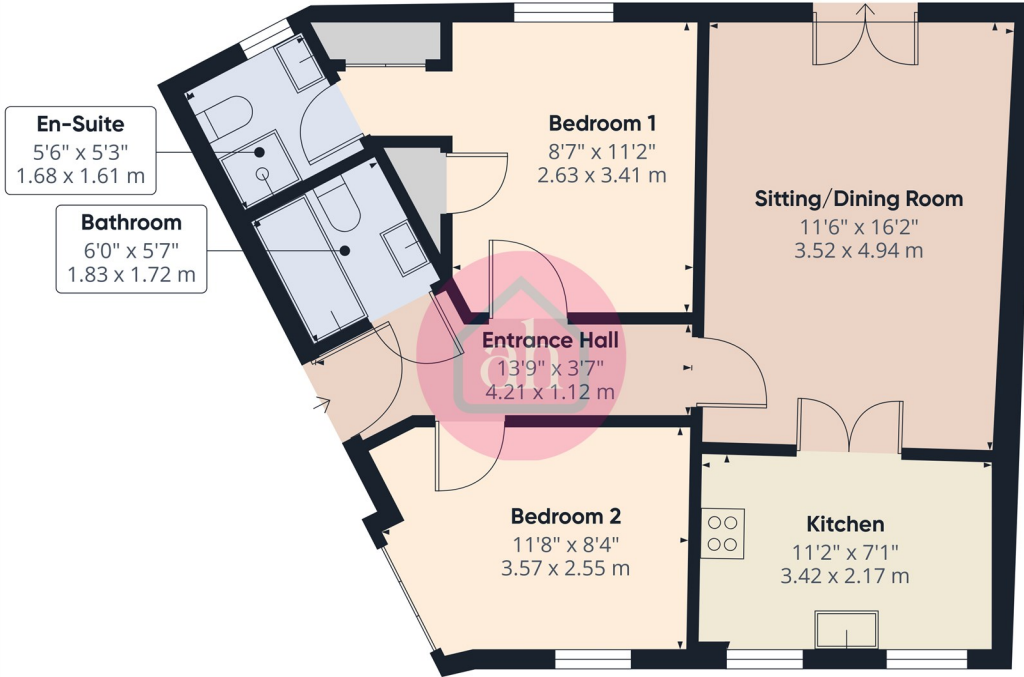
## Disclaimer

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.



## PHEONIX WAY





Approximate total area<sup>m</sup>  
600 ft<sup>2</sup>  
55.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

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