

# 49 Phoenix Way - Guide Price £159,500

Stowmarket IP14 5FB

**shires**

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Guide Price £159,500

## The Property

Situated on the popular Cedars Park development within walking distance of both the town centre and the rail station with links to London Liverpool Street. (Approx 80 minutes journey time) This is a well presented modern two bedroom first floor apartment offering spacious living accommodation including Entrance Hall, Bathroom, Kitchen with doors to Sitting/Dining Room, two Double Bedrooms, En Suite Shower Room. The property benefits from gas fired central heating and has an allocated parking space. The property is being sold with the benefit of no onward chain.

It is understood that the property is held on a 999 year leasehold commencing from 1/6/2006. There is a ground rent payable of £200 per annum and service charge which for 2025 is £2099 pa.

## Features

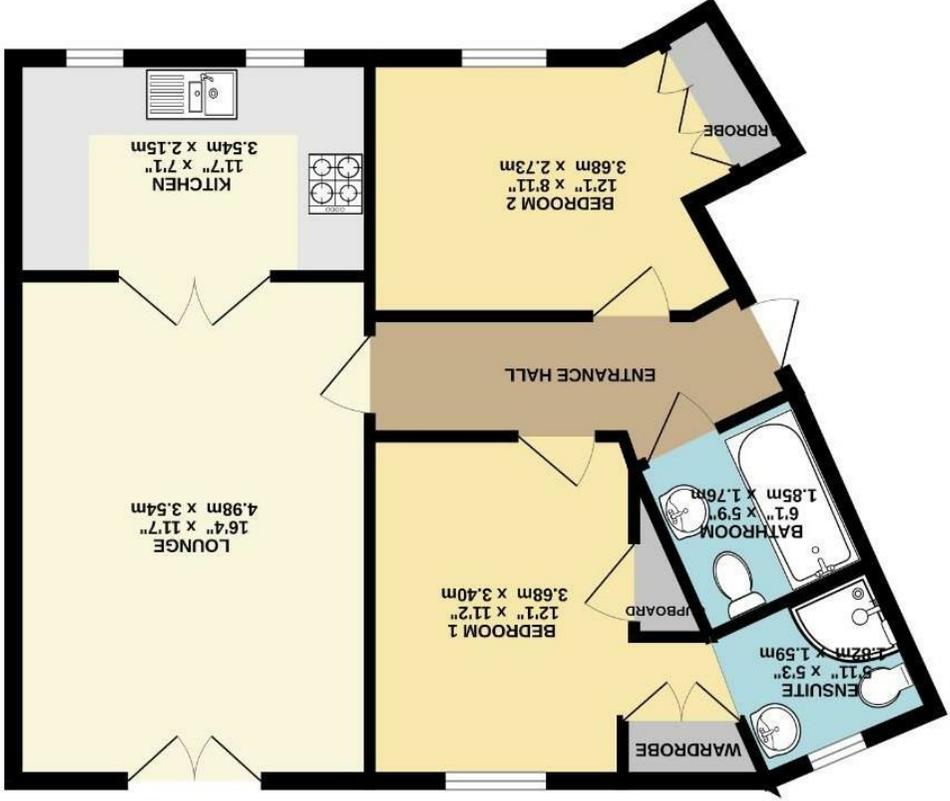
- FIRST FLOOR APARTMENT
- HALL, SITTING/DINING ROOM
- KITCHEN, BATHROOM
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- ALLOCATED PARKING SPACE
- WALKING DISTANCE OF STOWMARKET TOWN CENTRE
- WELL PRESENTED ACCOMMODATION
- GAS FIRED CENTRAL HEATING
- NO ONWARD CHAIN



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR  
611 sq.ft. (56.7 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 mis-statement. The plan is for illustrative purposes only and should be used as such. Any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with [www.houzz.co.uk](http://www.houzz.co.uk)

