



## Phoenix Way, Stowmarket, IP14 5FB

Rent - Guide Price £159,500      Deposit -

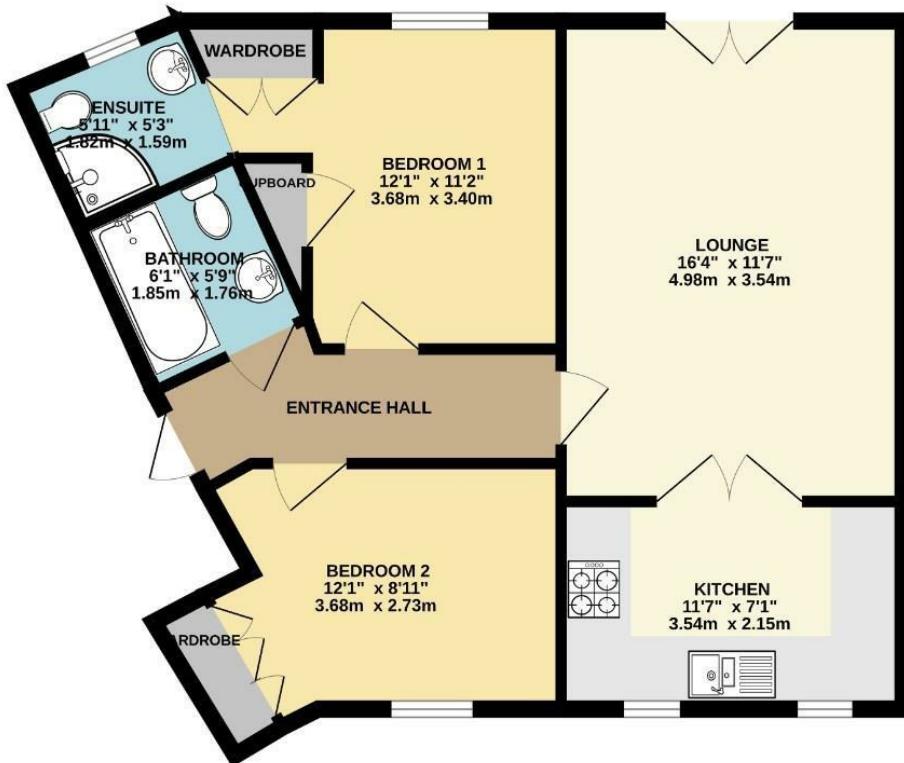
Situated on the popular Cedars Park development within walking distance of both the town centre and the rail station with links to London Liverpool Street. (Approx 80 minutes journey time) This is a well presented modern two bedroom first floor apartment offering spacious living accommodation including 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.

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



GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 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. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
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