

oakheart



£165,000

Offers Over

Stannard Way, Great Cornard

An immaculately presented ground floor apartment offered for sale with a share of the freehold and approximately 991 years remaining on the lease. The property benefits from allocated off-road parking, two bedrooms, gas central heating, ample storage cupboards, its own front door and a private, quaint front garden.

Conveniently located within walking distance of local bus routes, shops and schools, this well maintained home would suit a variety of buyers including first-time buyers, investors or those looking to downsize while remaining close to local amenities.

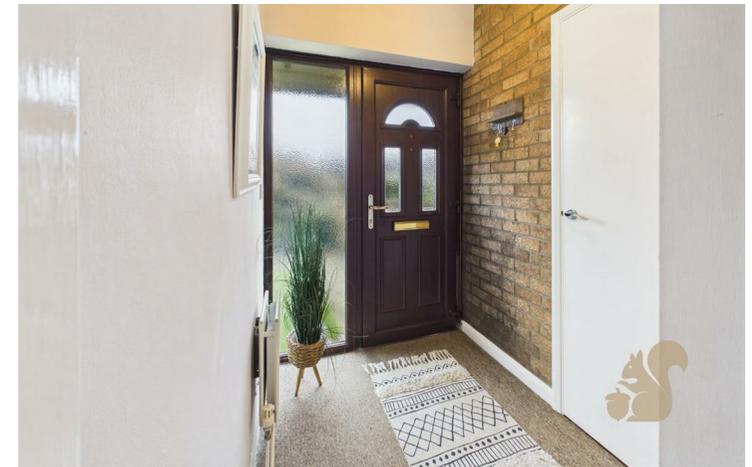
The property is accessed via a pathway from the allocated parking area leading directly to the private front entrance. Inside, the accommodation is well presented and thoughtfully arranged. The property is entered through a convenient porch area, which provides a practical space for coats and shoes, and also offers access to a useful storage cupboard. The lounge/dining room is positioned at the front of the property and enjoys plenty of natural light through double glazed windows.

A doorway leads into the fitted kitchen, which features lino flooring, tiled splashbacks, a stainless steel sink and drainer, space for white goods, a range of eye and base level units and laminate worktops. The wall-mounted boiler

provides gas central heating via radiators.

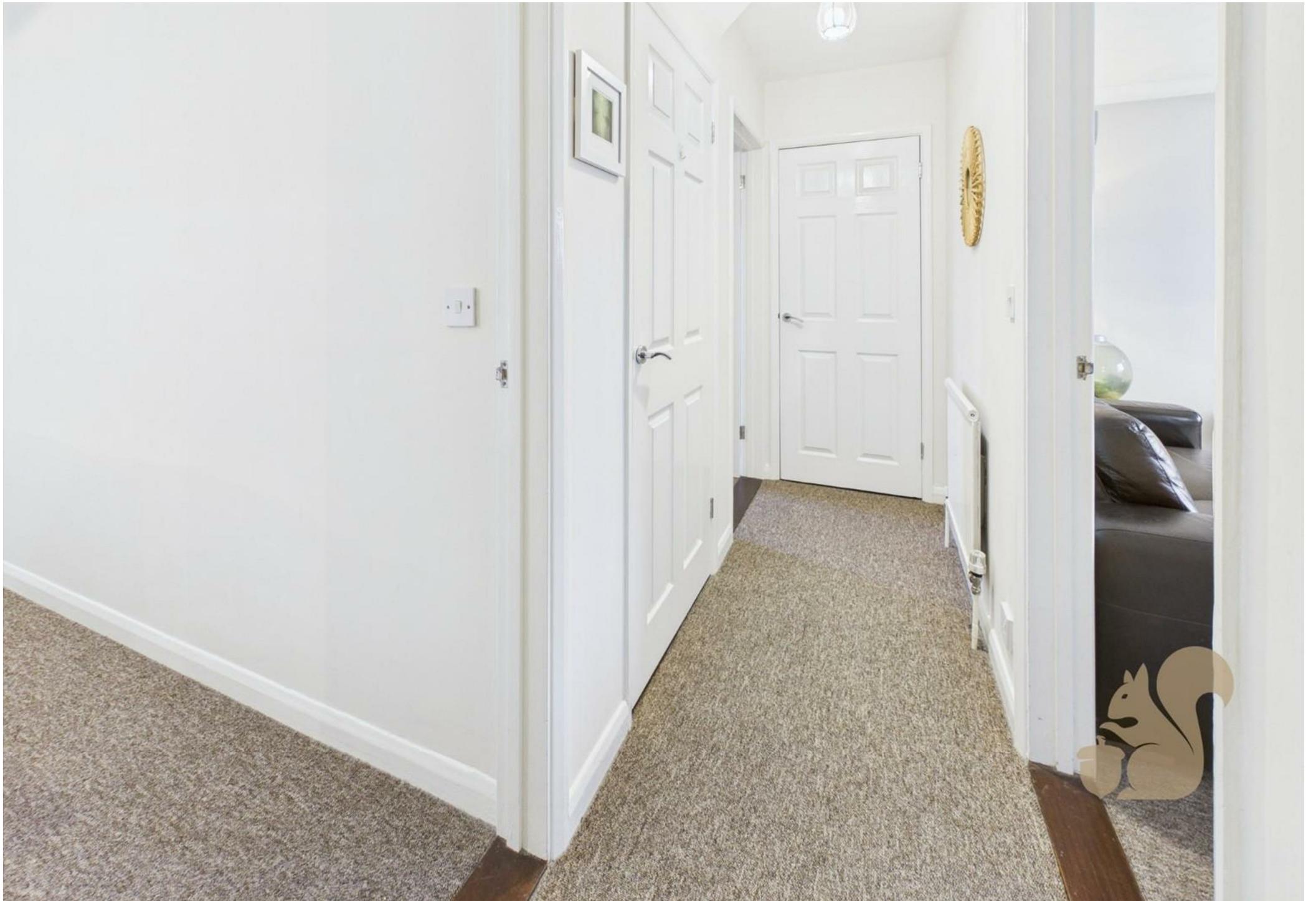
The property further benefits from two bedrooms and a well-presented bathroom fitted with a bath and shower over, WC, wash hand basin, extractor fan and tiled splashbacks. There are also ample storage cupboards throughout the property, with the added benefit of access to useful under-stairs storage.

Overall, this beautifully maintained and conveniently located apartment offers comfortable living with excellent access to local amenities.











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Approximate total area⁽¹⁾
51.3 m²
553 ft²

(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

Local Authority:
Babergh

Tenure:
Leasehold - Share of Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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	

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.

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