

oakheart



£140,000

Asking Price

Brooke Way, Stowmarket

**\*\* No Onward Chain \*\*** Welcome to this delightful two-bedroom ground floor flat located in the heart of Stowmarket. This modern and spacious property is perfect for comfortable living. The flat features a well-appointed master bedroom complete with a private en-suite bathroom, providing a touch of luxury. A second generously sized bedroom is perfect for guests, family, or a home office.

The property also includes a large family bathroom with contemporary fixtures and fittings. The open-plan kitchen/dining/living area creates a bright and welcoming space, ideal for entertaining and everyday living. The kitchen is equipped with modern appliances, plenty of storage, and ample counter space.

Additional benefits include allocated parking spaces,

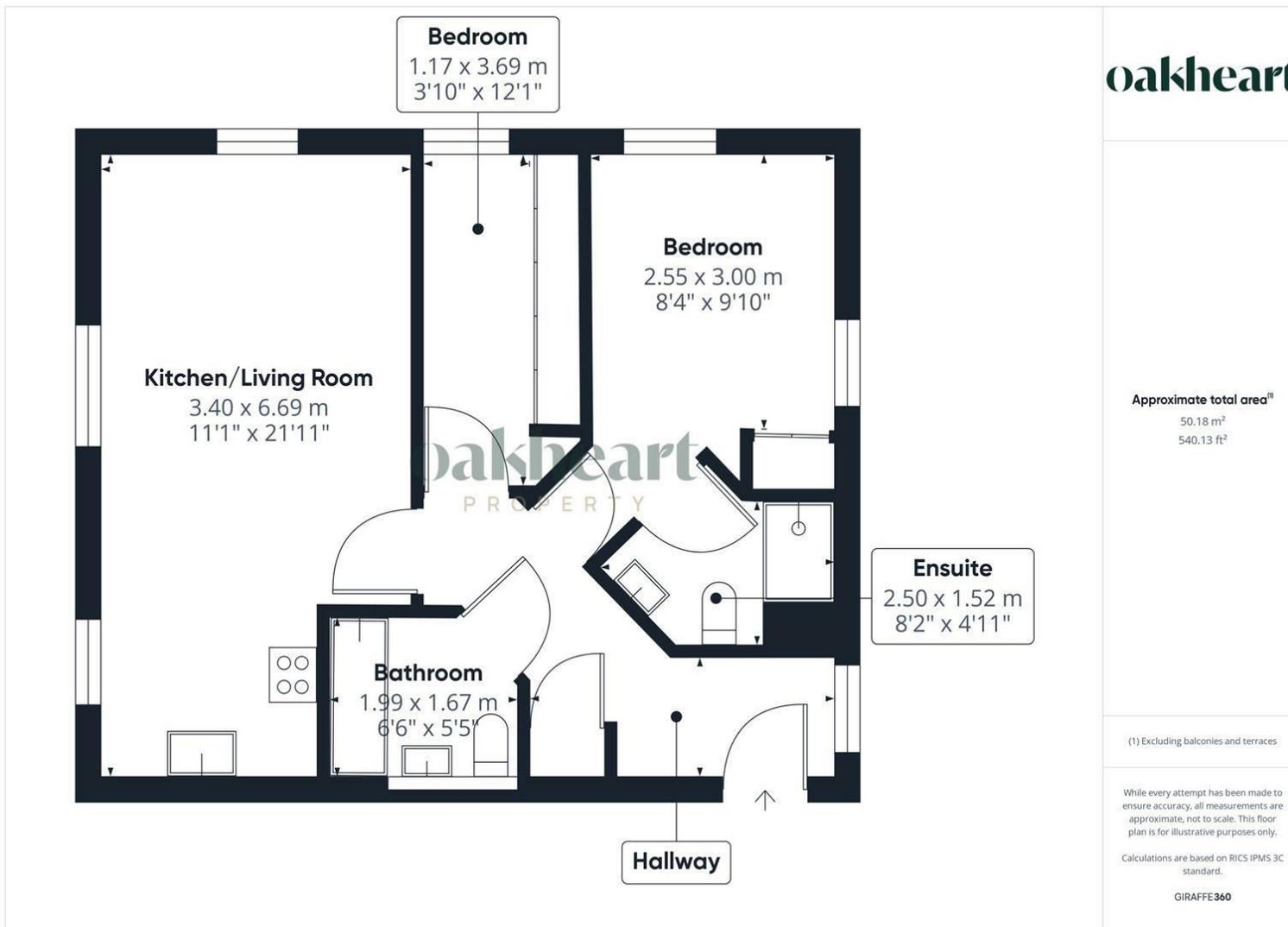
ensuring convenience and security. Situated in a desirable location with easy access to local amenities, transport links, and green spaces, this flat is a must-see for those seeking a blend of style, comfort, and practicality in Stowmarket.











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Approximate total area<sup>®</sup>  
50.18 m<sup>2</sup>  
540.13 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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