



## BROOKE WAY, STOWMARKET IP14 1US

OIEO £170,000  
LEASEHOLD

Situated in a desirable area in Stowmarket this well-appointed, stylish apartment offers open plan and comfortable living space perfect for individuals, couples or families seeking a modern home in a convenient location. The home features a welcoming entrance hall leading to the spacious kitchen/sitting room ideal for entertaining. The two good sized bedrooms are thoughtfully designed with the master enjoying an en-suite and the second bedroom served by a family bathroom. Additionally, the apartment boasts two allocated parking space, visitors parking and a communal garden to enjoy. With nearby shops, parks and transport links the property is the perfect choice for those who appreciate both comfort and accessibility. Early viewing is highly recommended not to miss out on this great opportunity.

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# BROOKE WAY

- Beautifully Presented Two Bedroom

Apartment • Master Bedroom With En-Suite • Stylish Open Plan Kitchen/Sitting Room • Gas Fired Central Heating • Two Allocated Parking Spaces • Two Good Sized Bedrooms • Within Walking Distance To Local Amenities & Transport Links • Communal Wrap Around Garden • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with storage cupboard. Window to rear and radiator.

## Kitchen/Sitting Room

Modern kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated electric oven, gas hob and extractor hood over. Spaces for dishwasher, washing machine and full fridge freezer. Window to front.

Opening to the spacious sitting room with a feature window to front and window to side, enjoying plenty of natural light. Two radiators.

## Bedroom 1

Double room with window to rear and side. Radiator.

## En-Suite

Stylish suite with WC and pedestal wash basin. Fully tiled shower cubicle. Radiator.

## Bedroom 2

Window to side and radiator.

## Bathroom

Contemporary suite with WC and pedestal wash basin. Fully tiled bath with shower head over and shower screen. Radiator.

## Outside & Parking

The communal gardens wrap around the building. There are two allocated parking spaces and visitor parking.

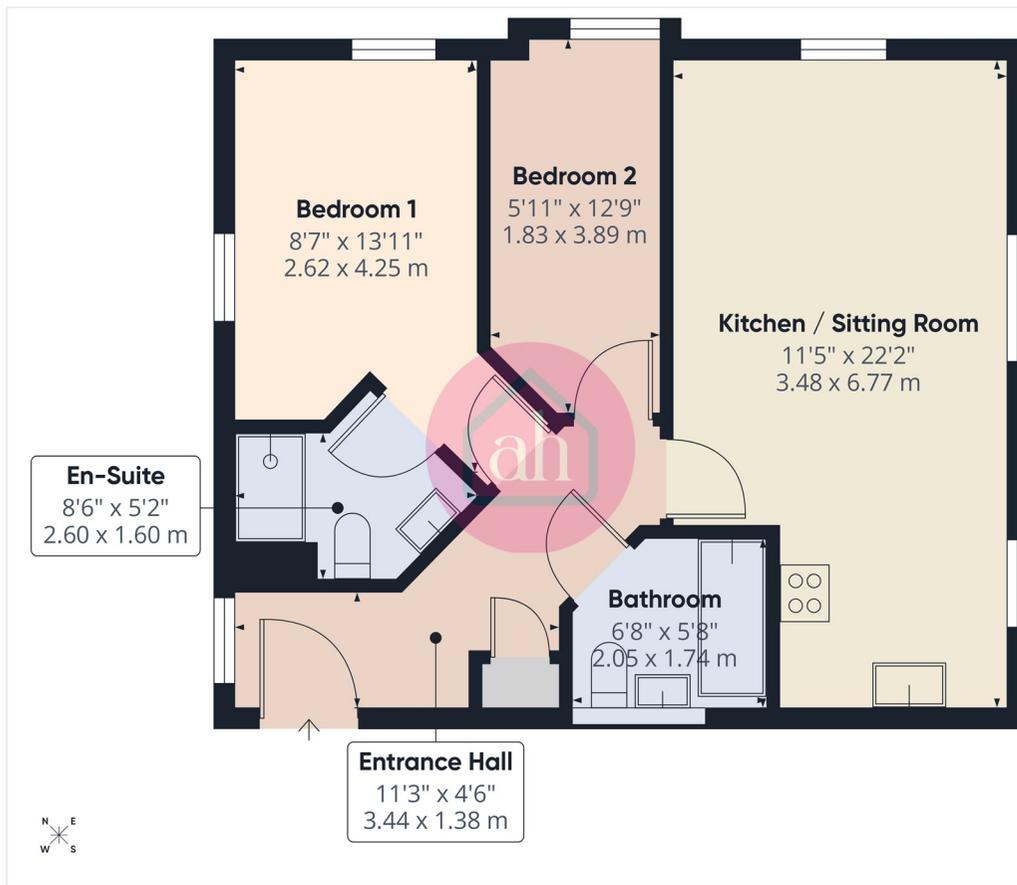
## Agent's Note

Current ground rent charges are £250 per year

Current services charges are £133.33 per month.

# BROOKE WAY





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Approximate total area<sup>(1)</sup>  
575 ft<sup>2</sup>  
53.4 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>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B 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

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