

Bychoice

ESTATE AGENTS



Abbots Gate, Bury St. Edmunds

£1,600

Property Summary

This stunning apartment in the heart of Bury St. Edmunds town centre is the perfect place to call home. With 2 bedrooms and 2 bathrooms, this modern property offers spacious living areas, 2 parking spaces and high-quality finishes throughout.

- Available Now
- New Build
- 2 Bedrooms
- Master with Ensuite
- 2 Parking Spaces
- Lift Access



This stunning apartment in the heart of Bury St. Edmunds town centre is the perfect place to call home. With 2 bedrooms and 2 bathrooms, this modern property offers spacious living areas, 2 parking spaces and high-quality finishes throughout.

Upon entering the apartment, you are greeted with a bright and airy open-plan living and dining area, perfect for relaxing or entertaining guests. The sleek kitchen is fully equipped with modern appliances and ample storage space. The master bedroom boasts an en-suite bathroom, while the second bedroom is spacious and bright. Both bathrooms are beautifully tiled and have modern fixtures.

Located in the bustling town centre of Bury St. Edmunds, this apartment is surrounded by a variety of shops, restaurants, and amenities right at your doorstep. The town centre offers a vibrant atmosphere with a mix of historical charm and modern conveniences.

AGENTS NOTE

Unfortunately, this landlord cannot accept pets.

ENTRANCE HALL

Leading to:

LIVING ROOM/DINING ROOM

15'1" x 17'2" (4.60 m x 5.23 m)

Open plan living and dining area with windows to side and rear aspect.

KITCHEN

10'1" x 14'1" (3.07 m x 4.29 m)

Brand new kitchen comprising white wall and base units with a matching worktop. It includes a sink with drainer, as well as integrated appliances: fridge/freezer, dishwasher, and washer/dryer. Windows to side and rear aspect.

MAIN BEDROOM

11'8" x 10'8" (3.56 m x 3.25 m)

Window to side aspect. Door to:

ENSUITE

6'8" x 5'7" (2.03 m x 1.70 m)

Brand new white bathroom suite comprising a hand basin with 2 drawers beneath, WC and a large walk-in shower. Window to side aspect.



BEDROOM 2

9'10" x 10'7" (3.00 m x 3.23 m)

Window to side aspect.

BATHROOM

10'7" x 3'11" (3.23 m x 1.19 m)

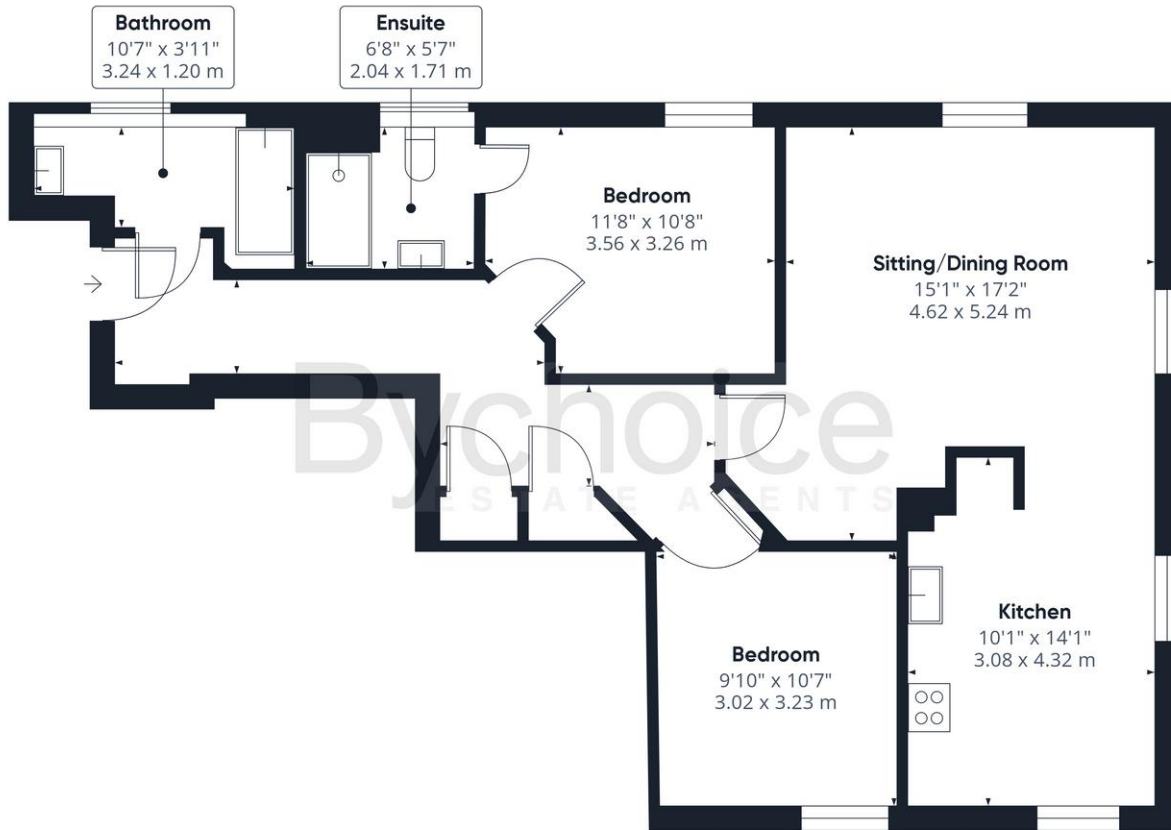
Brand new white bathroom suite comprising a hand basin with drawers beneath, WC and a bath fitted with screen and shower over.

Window to side aspect.

OUTSIDE

The property benefits from 2 parking spaces.





Approximate total area[®]
809.77 ft²
75.23 m²

(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

Energy Efficiency Rating

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

Additional Information

Tenure:

Council Tax Band:

Local Authority: West Suffolk District Council

Post Code: IP33 2GN

Viewings by appointment only

Tel: 01787 468408

Email: sudbury@bychoice.co.uk