



2 Oxlip House, Airfield Road, Bury St. Edmunds, Suffolk, IP32 7RH

**MARK · EWIN**  
BURY ST EDMUNDS

Offered For Sale with No Onward Chain is this TWO BEDROOM GROUND FLOOR apartment for the over 55's. The apartment is available on a 75% share basis, with no rent to pay.

The ground floor location of this apartment offers proximity to the numerous amenities provided by Oxlip House.

The apartment has been tastefully and neutrally decorated and carpeted throughout, with new carpets fitted in the hallways and lounge area and offers, an entrance hall with useful store cupboard and cloakroom, a spacious lounge, with Juliette balcony. Just off the lounge, is a modern fitted kitchen with plenty of cupboard space. There are two good size bedrooms, bedroom one benefitting from plentiful storage by way of the wardrobes, with a large wet room located just off the principal bedroom.

Included with the purchase price are high quality made to measure fitted lined curtains throughout, high spec wardrobe units and also a storage cabinet in the en-suite bathroom.

Residents share the advantage of communal lounge, laundry, hair salon, activity room and guest accommodation. Additionally, there is an on-site restaurant providing hot lunches and light suppers, and use of Oxlip House's communal gardens.

Tenure: Leasehold

Lease Term: 125 Years

Lease Remaining: 113 Years

Service Charges - £691.14 per month for a 75% share

Core Care Charge - £61.56 per week

Care Visits - £23.16 per hour (min. 4hrs per week)

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### Directions

From Sainsburys continue along Bedingfield Way until you reach the John Banks roundabout, turn right into Skyliner Way, at the next roundabout turn left into Lady Miriam Way, take your second left into Airfield Road and Oxlip House will be located a short distance on your right hand side.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

**Accommodation:**

Entrance Hall 8' 1" x 13' 3" (2.46m x 4.05m)

Cloakroom 6' 8" x 3' 4" (2.03m x 1.01m)

Sitting Room 13' 5" x 12' 0" (4.08m x 3.66m)

Kitchen 8' 11" x 10' 2" (2.72m x 3.09m)

Bedroom One 14' 1" x 9' 11" (4.29m x 3.03m)

Wet Room 8' 4" x 9' 5" (2.53m x 2.86m) maximum

Bedroom Two 11' 1" x 9' 1" (3.37m x 2.76m)

**Additional Information:**

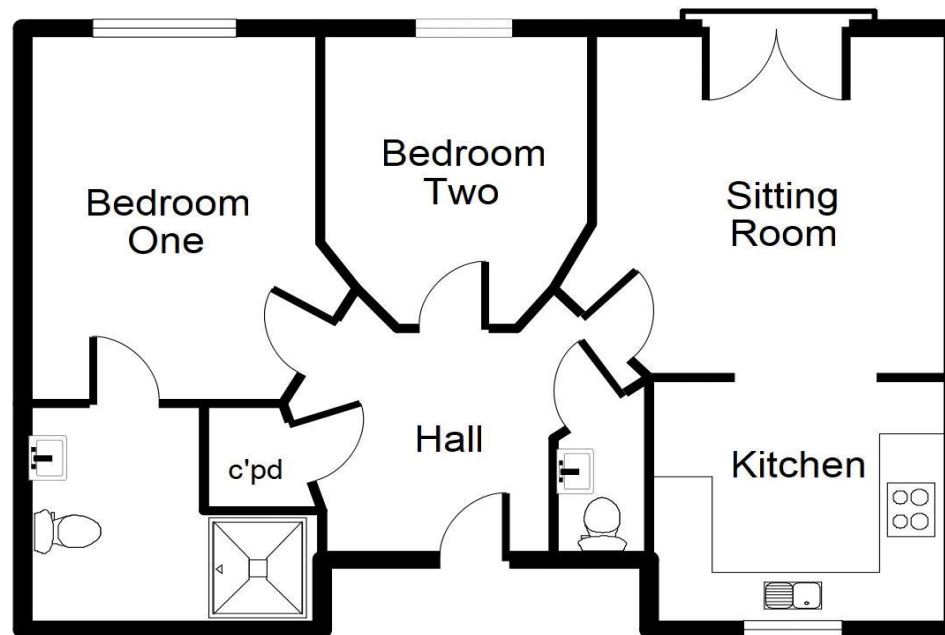
Council Tax Band: B

EPC Rating: B

Tenure: Leasehold



Offers in the region of £150,000  
Leasehold



For identification only - Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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