



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

MARK · EWIN
BURY ST EDMUNDS

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OVER 55'S INDEPENDENT LIVING APARTMENT.
Located on the second floor of Oxlip House is this spacious two-bedroom apartment offered for sale with No Onward Chain, the apartment is offered on a 75% Shared Ownership basis.

Oxlip House is located a short distance from local shops, 'The Moreton Hall' public house is also walkable with a delightful pathway through Parkland with cycle lanes also available and there is public transport available giving access to the town centre itself.

The apartment offers an entrance hall with conveniently placed cloakroom, there is a spacious light and bright dual aspect sitting/dining room with attractive bay and Juliette balcony and the apartment offers a modern kitchenette area adjoining the sitting room. The "wet room" style en-suite bathroom is equipped with handrails, a shower, wash hand basin and toilet and the two spacious bedrooms complete the accommodation on offer.

Opened in October 2010 this modern building comprises 52 one and two bedroom luxury apartments designed for independent living with the reassurance of 24-hour planned care and emergency response support from Oxlip House's professionally trained and friendly care team. 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.



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.

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Accommodation:

Entrance Hall

Cloakroom 7' 9" x 3' 11" (2.37m x 1.20m)

Sitting / Dining Room 12' 2" x 20' 1" (3.71m x 6.11m) into bay

Kitchen 10' 8" x 10' 4" (3.24m x 3.16m)

Bedroom One 14' 2" x 9' 11" (4.32m x 3.02m)

En-Suite 8' 4" x 9' 2" (2.53m x 2.80m) maximum

Bedroom Two 11' 0" x 9' 1" (3.36m x 2.77m)

Information:

Tenure: Leasehold

Ownership: 75% Shared Ownership

Core Care Charge: £266.76 PCM

Tailored Care Charge (Minimum 5 hours per week): £370.56 (est) PCM

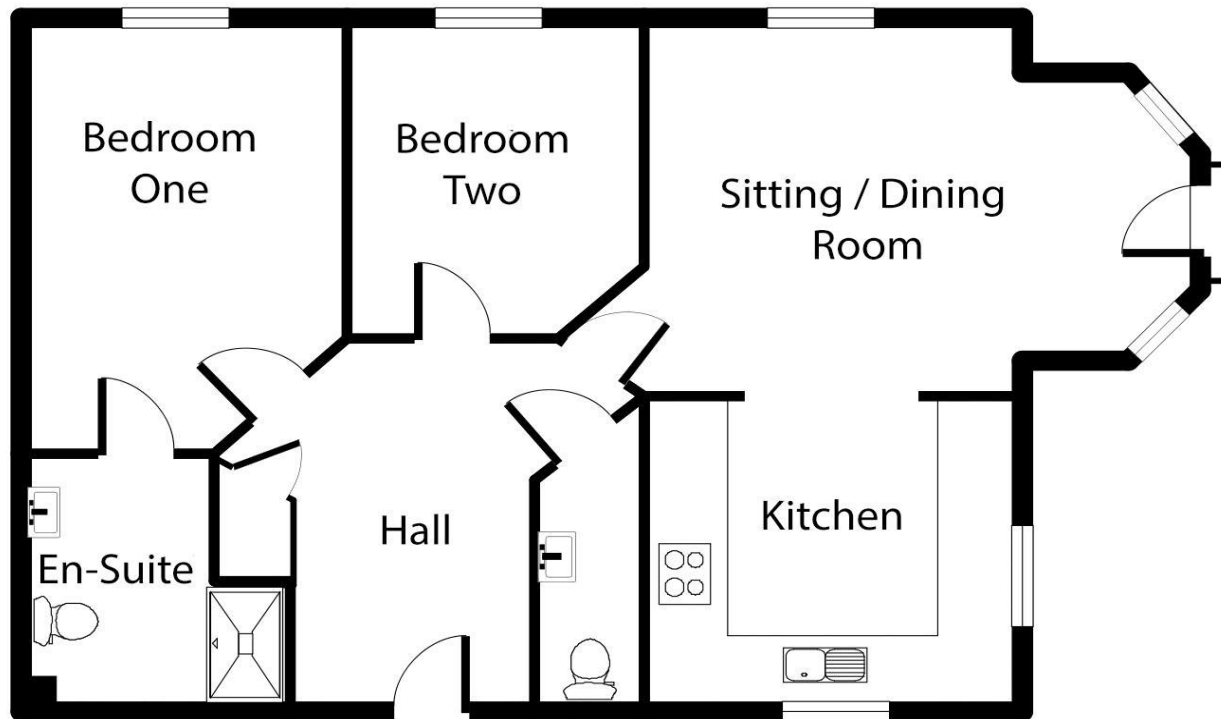
Service Charge: £691.14 PCM

Lease Years Remaining: 112 years

Please be advised that BPHA will undergo an affordability, care and eligibility qualification process for any potential purchaser.

Guide Price £160,000
Leasehold





For visual representation only.
Not to scale.

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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

