



Cobb Close, Bury St. Edmunds, Suffolk, IP32 7LG

**MARK · EWIN**  
BURY ST EDMUNDS

## Cobb Close, Bury St. Edmunds, Suffolk, IP32 7LG

Offered For Sale with NO ONWARD CHAIN is this ground floor, two bedroom, apartment.

The property is located in the popular and well served area of Moreton Hall, Bury St Edmunds.

The accommodation comprises of an entrance hall, an open plan sitting/dining room/kitchen, two bedrooms and the bathroom completes the accommodation, featuring a shower over the bath.

### Additional Information:

Tenure: Leasehold

Lease Details: 999 Years from 11 October 2005. 980 Years Remaining.

Maintenance Charge: £1,244.20 per annum

Ground Rent: £50 per annum

EPC Rating: TBC

Council Tax Band: B - £1,517.53 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Heading East towards Compiegne Way A143, exit the roundabout onto Compiegne Way A143. At the roundabout take the 2nd exit onto Orttewell Road. At the roundabout take the first exit onto Mount Road. Turn right into Tassel Road and then the second left into Cobb Close where the property can be found.

### 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 23' 11" x 3' 5" (7.30m x 1.03m)

Sitting Room 17' 3" x 13' 1" (5.27m x 3.98m)

Kitchen 10' 7" x 8' 10" (3.22m x 2.68m)

Bedroom One 12' 6" x 9' 5" (3.82m x 2.88m)

Bedroom Two 11' 10" x 8' 2" (3.61m x 2.50m)

Bathroom 6' 9" x 7' 9" (2.07m x 2.37m)

Allocated Parking Space

**Additional Information:**

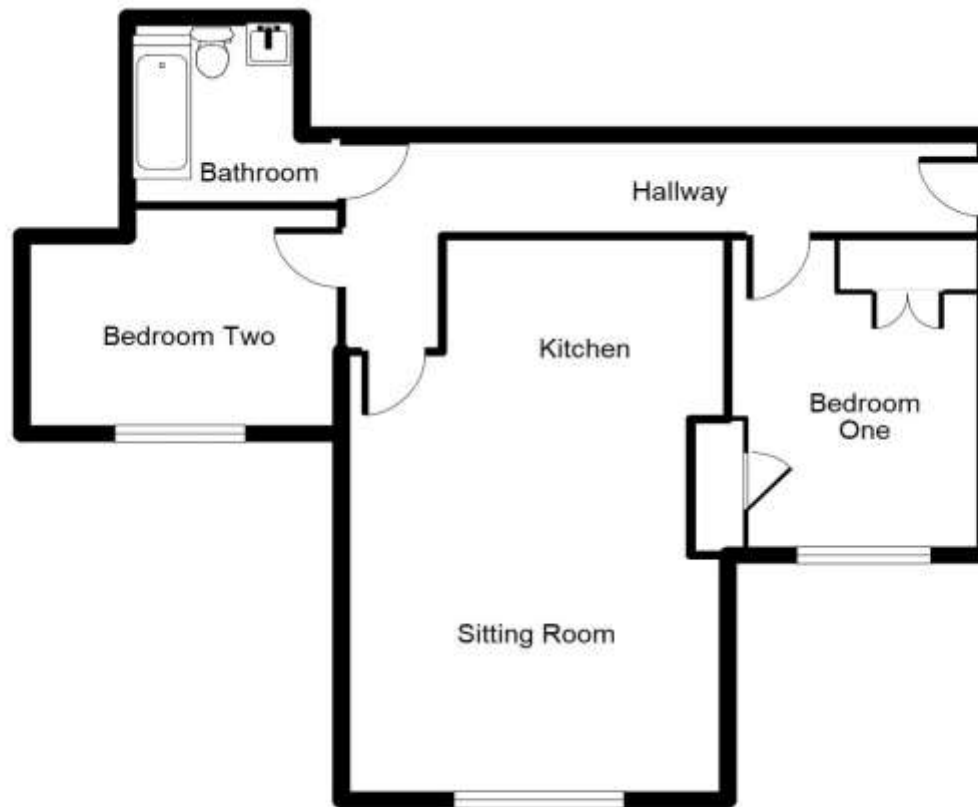
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Offers over £200,000  
Leasehold





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.

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