



Crypsen Court, Bury St. Edmunds, Suffolk, IP33 1EP

**MARK · EWIN**  
BURY ST EDMUNDS



## Cryspen Court, Bury St. Edmunds, Suffolk, IP33 1EP

A FIRST FLOOR two-bedroom apartment located within Cryspen Court, an over 60's development located in the heart of Bury St Edmunds.

Due to the development's central location, the property is very well positioned for access to the town centre and its ample offering of recreational and shopping facilities, together with a good offering of transport links, with the train station and bus station both being a short distance away.

The apartment itself comprises of an entrance hall with useful storage cupboards, sitting / dining room and a fitted kitchen. The apartment offers two bedrooms with built-in storage cupboards, and the shower room completes the accommodation on offer.

The property benefits from emergency pull cords for assistance if help is required.

Tenure: Leasehold

Lease Term: 99 Years from 1 April 1986

Lease Term Remaining: 61 years

Ground Rent: £315.22

Service Charge: £3500 per annum  
(Approximate)



### Directions

From Moyses Hall Museum location on the Cornhill within the town's centre, head past the museum and proceed along Short Brackland, continue along this road into Cannon Street and Cryspen Court will be located on your right hand side just past Garland Street.

### 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 9' 0" x 9' 7" (2.74m x 2.93m)

Sitting Room 17' 11" x 9' 9" (5.46m x 2.97m)

Kitchen 8' 6" x 6' 1" (2.58m x 1.85m)

Bedroom One 10' 7" x 9' 4" (3.22m x 2.85m)

Bedroom Two 8' 9" x 9' 5" (2.67m x 2.86m)

Shower Room 6' 9" x 5' 11" (2.07m x 1.81m)



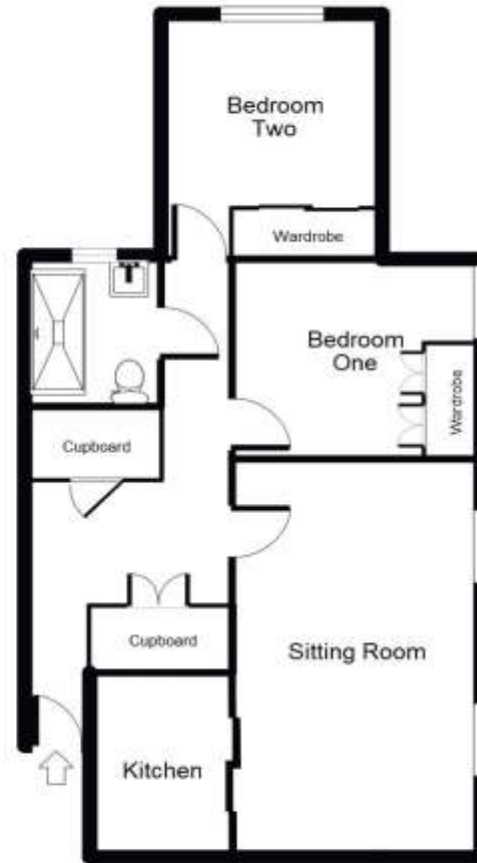
**Additional Information:**

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold

**Guide Price £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)

01284 217530 team@markewin.co.uk  
77 St Johns Street, Bury St Edmunds  
Suffolk, IP33 1SQ

