



Mermaid Close, Bury St. Edmunds, Suffolk, IP32 6AG

**MARK · EWIN**  
BURY ST EDMUNDS



## Mermaid Close, Bury St. Edmunds, Suffolk, IP32 6AG

**NO ONWARD CHAIN.** Located within walking distance of the town centre and train station is this two-bedroom ground-floor apartment representing an ideal first time buy or investment purchase.

The property offers an entrance hall with useful storage cupboards. There is a good size sitting room open plan to the kitchen with plenty of space to accommodate both a sitting and dining area, the kitchen offers an array of wall and base level units with integrated oven and hob. There are two bedrooms one being a double and the wet room completes the accommodation on offer.

Outside there are communal gardens and communal parking.

### Additional Information:

Tenure: Leasehold

Maintenance charge: £110 per month. Lease

Term: 125 years from 1 March 1988

Years Remaining: 89 Years

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage.

Heating via electric storage heaters.

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



### Directions

Leaving town via Fornham Road, Mermaid Close will be found 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 6' 9" x 4' 2" (2.05m x 1.28m)

Sitting/Dining Room 16' 5" x 10' 11" (5.00m x 3.32m  
reducing to 3.07m)

Kitchen 9' 9" x 9' 2" (2.97m x 2.79m reducing to 2.27m)

Bedroom One 13' 1" x 10' 2" (3.98m x 3.10m)

Bedroom Two 9' 5" x 6' 10" (2.87m x 2.08m)

Bathroom 6' 9" x 5' 5" (2.06m x 1.66m)

Communal Gardens

### Additional Information:

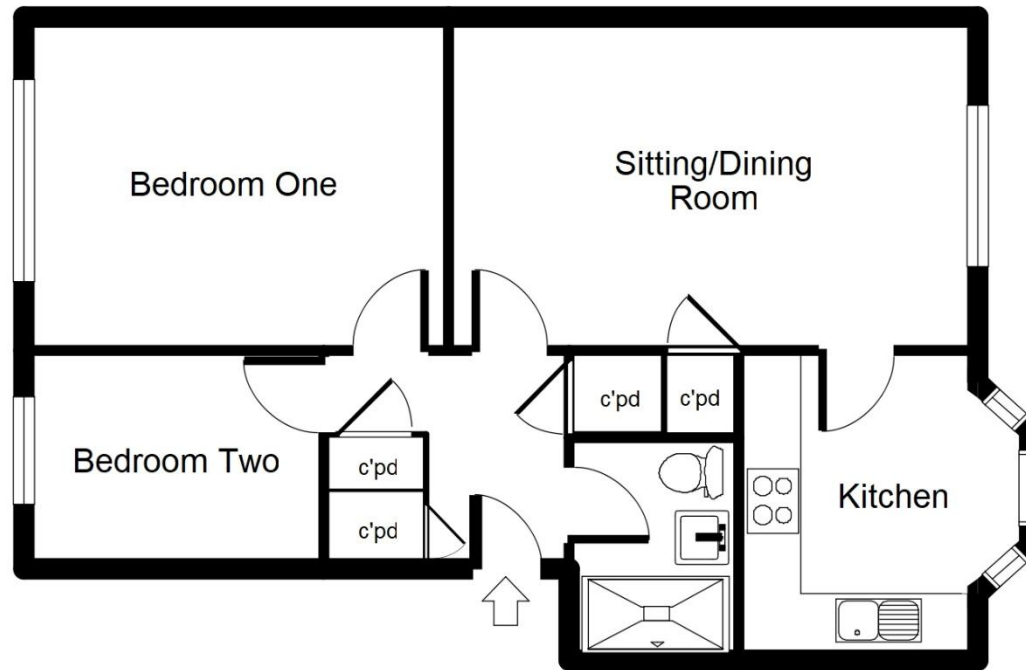
Council Tax Band: B

EPC Rating: TBC

Tenure: Leasehold

**Guide Price £160,000**  
**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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