



Cross Penny Court, Cotton Lane, Bury St. Edmunds, IP33 1XY

MARK · EWIN
BURY ST EDMUNDS

Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk, IP33 1XY

A two-bedroom, ground floor, retirement apartment for the over 70's. This apartment offers easy access to Northgate Street and the Town Centre.

The apartment comprises of an entrance hall, large sitting/dining room with bay window, modern fitted kitchen, two double bedrooms and bathroom.

Cross Penny Court also offers a communal lounge, dining room, laundry, guest facilities, hobby room and gardens.

The care provider is Your Life Management Services and there are assisted living schemes available with onsite care staff.

Additional Information

Tenure: Leasehold

Lease Term: 125 years from 1st January 2014.

Lease Term Remaining: 114 years

Yearly Ground Rent: £435.00

Yearly Service Charge £13,241.11



Directions

Proceed along Northgate Street turning left at the traffic lights into Mustow Street. Cotton Lane is on the left hand side and Cross Penny Court is situated along there on the left.

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 4' 11" x 7' 11" (1.50m x 2.41m)

Sitting Room 21' 2" x 13' 3" (6.45m x 4.03m)

Dining Area 9' 1" x 6' 8" (2.77m x 2.02m)

Kitchen 7' 11" x 8' 9" (2.41m x 2.67m)

Hallway 9' 7" x 22' 10" (2.91m x 6.96m)

Bedroom 16' 0" x 12' 3" (4.87m x 3.74m)

Bedroom 16' 0" x 9' 8" (4.87m x 2.95m)

Private Courtyard Garden



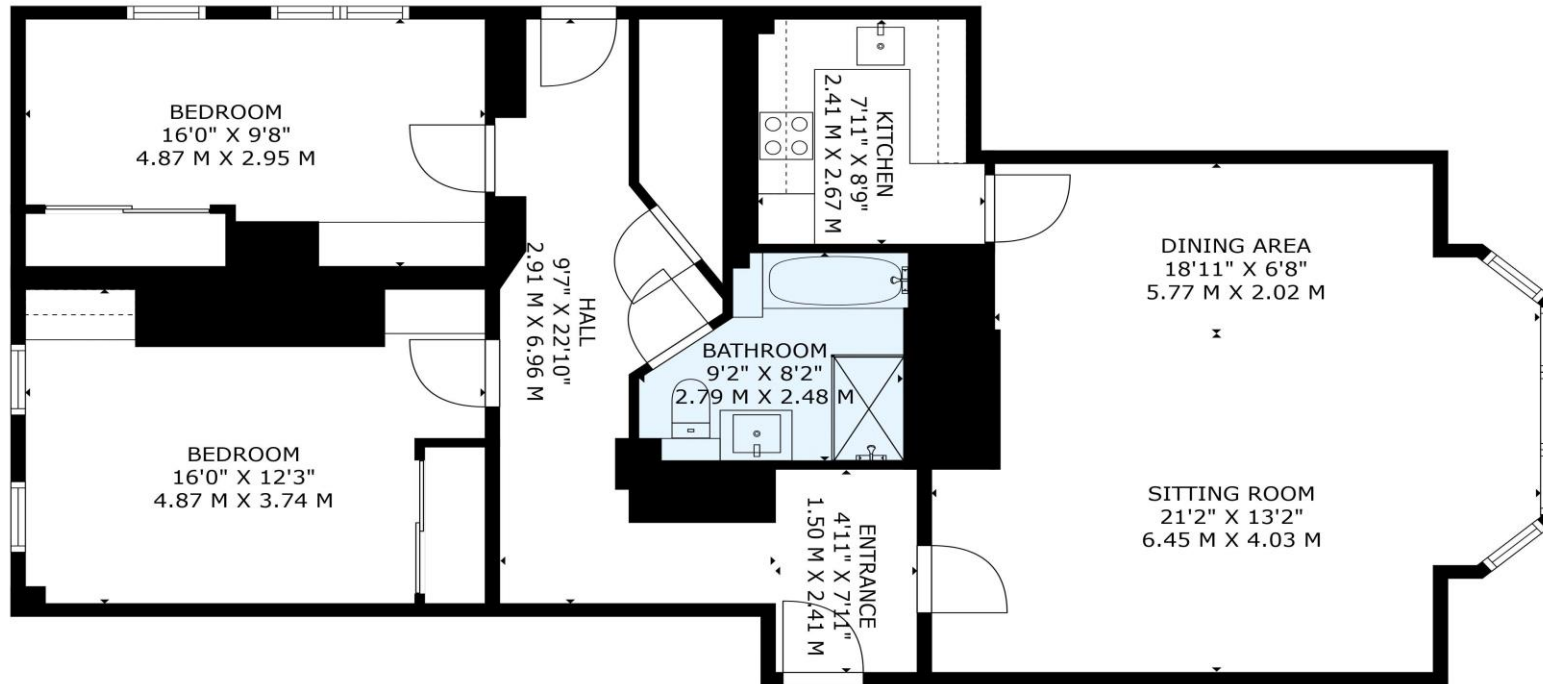
Additional Information:

Council Tax Band: C

EPC Rating: TBC

Tenure: Leasehold

Guide Price £350,000
Leasehold



TOTAL: 1132 sq. ft, 105 m2
FLOOR 1: 1132 sq. ft, 105 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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

