



St. Martins Street, Bury St. Edmunds, Suffolk, IP33 1JL

**MARK · EWIN**  
BURY ST EDMUNDS



5A St. Martins Street, Bury St.  
Edmunds, Suffolk, IP33 1JL

Conveniently located within walking distance of the Town Centre is this two-bedroom ground floor apartment.

The accommodation has the benefit of a newly fitted kitchen and gas central heating.

The property is offered with no onward chain and comprises entrance hall, kitchen, sitting room, bathroom and two bedrooms.

Council Tax Band-A  
EPC Rating-C  
Tenure-Leasehold  
Lease Term 94 years remaining  
Service Charge Approximately £500 Per Annum Ground  
Rent £10 Per Annum  
Services Gas, Electric, Water and Drainage

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



#### Directions

Heading into town on Northgate Street, take the left hand turning into Cadney Lane and left again into Cannon Street. Take the next right into St Martins Street where the property can be located toward the end of the road on the left-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.

**MARK·EWIN**  
BURY ST EDMUNDS

### Accommodation:

Entrance Hall 3' 1" x 13' 11" (0.95m x 4.23m)

Sitting Room 10' 9" x 17' 7" (3.27m x 5.35m)

Kitchen 6' 6" x 9' 9" (1.98m x 2.97m)

Bedroom One 11' 8" x 10' 10" (3.55m x 3.29m)

Bedroom Two 11' 2" x 7' 1" (3.40m x 2.16m)

Utility Cupboard 4' 5" x 7' 1" (1.35m x 2.16m)

Bathroom 5' 7" x 7' 1" (1.70m x 2.16m)

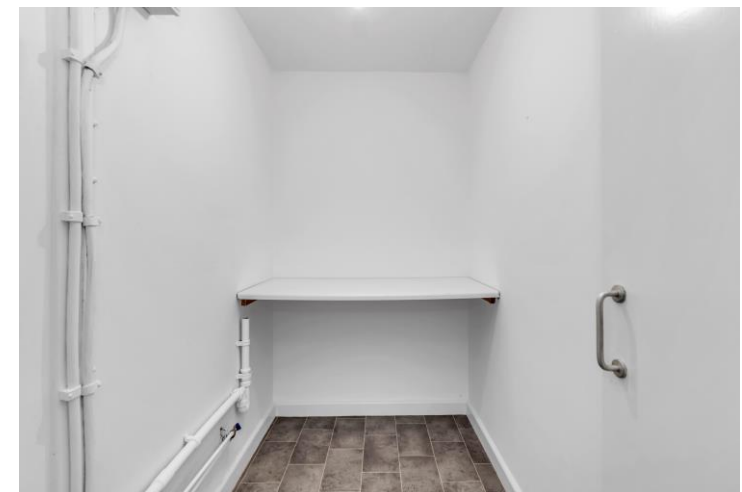
### Additional Information:

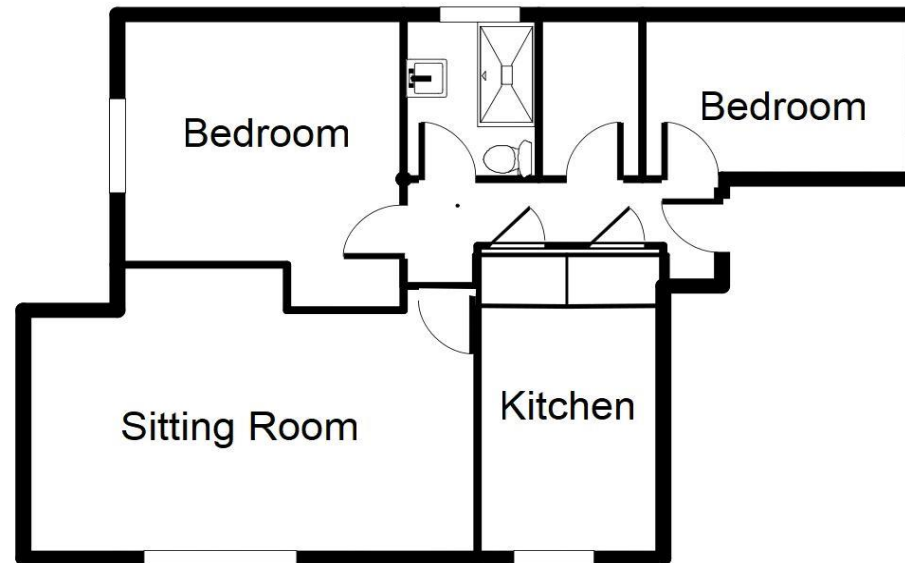
Council Tax Band:A

EPC Rating: C

Tenure:Leasehold

**Guide Price £175,000**





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

