



Maltings Way, Bury St. Edmunds, Suffolk, IP32 6EY

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6EY

A spacious second floor, two-bedroom, apartment in a convenient location being within striking distance of the town centre and train station with further facilities found close at hand.

The accommodation comprises of an entrance hall with storage cupboards, an open plan sitting / dining room and kitchen, the kitchen offers wall and base level units with integrated oven, hob with extractor over, dishwasher and washing machine. There are two bedrooms, the principal benefits from an ensuite shower room and the bathroom completes the accommodation, featuring a shower over the bath.

Outside, there is a delightful communal area laid to lawn with central pergola area.

Additional Information: Tenure: Leasehold

Service Charge: £1418.94

Lease Term: 999 years from January 2006. (980 years remaining)

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

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

Services: Mains Gas, Electric, Water and Drainage.

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



Directions

Travelling along Fornham Road heading away from town, turn left onto Thingoe Hill and left into Maltings Way, take your first right staying on Maltings Way, turn right once again where the parking for the apartment will 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 6' 8" x 7' 0" (2.04m x 2.13m)

Sitting Room 17' 10" x 18' 7" (5.43m x 5.67m)

Dining Area 9' 11" x 14' 1" (3.03m x 4.29m)

Kitchen 8' 10" x 10' 9" (2.69m x 3.27m)

Bedroom 10' 3" x 19' 2" (3.12m x 5.85m)

Ensuite 4' 10" x 6' 4" (1.47m x 1.93m)

Bedroom 13' 9" x 10' 0" (4.18m x 3.06m)

Bathroom 6' 0" x 9' 11" (1.82m x 3.01m)

Additional Information:

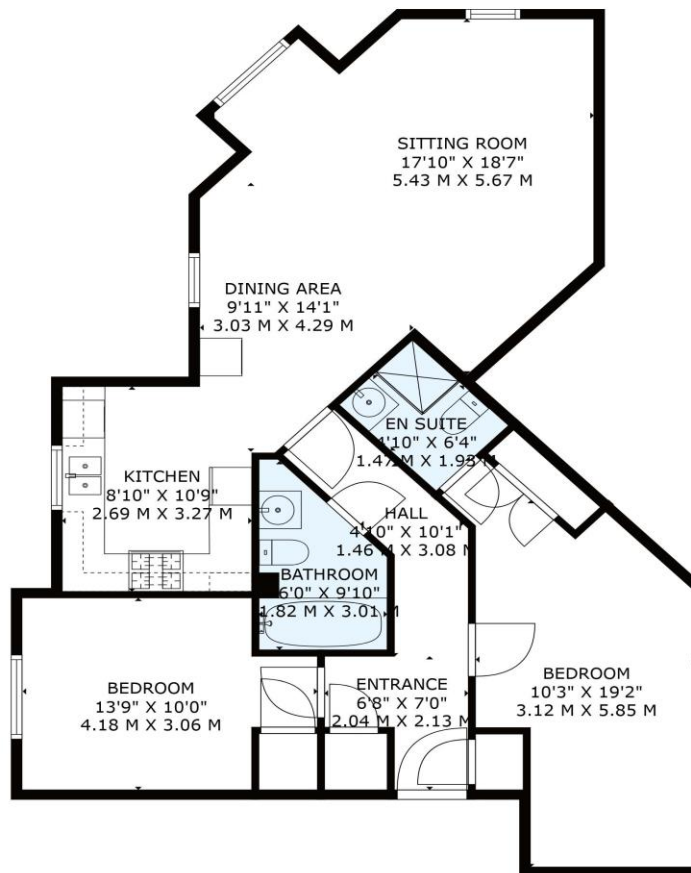
Council Tax Band: B

EPC Rating: B

Tenure: Leasehold

Offers Over £190,000
Leasehold





TOTAL: 918 sq. ft, 85 m2
FLOOR 1: 918 sq. ft, 85 m2

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



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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