



Oxlip House, Airfield Road, Bury St. Edmunds, Suffolk, IP32 7RH

**MARK · EWIN**  
BURY ST EDMUNDS



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#### OVER 55's INDEPENDENT LIVING APARTMENT

This second floor apartment, with a Juliet balcony, is located within Oxlip House, a purpose built complex for the over 55's, complete with extra care scheme and communal facilities along with elevators to all floors.

The apartment offers an entrance hall with useful airing/storage cupboard, sitting room with balcony, and a fitted kitchen with integrated oven and hob. There are two bedrooms and a wet room, the wet room is located off the main bedroom. The apartment further benefits from a cloakroom and has been fully redecorated with new carpets.

Residents share the advantage of communal lounge, laundry, hair salon, activity room and guest accommodation. Additionally, there is an on-site restaurant providing hot lunches and light suppers.

Opened in October 2010 this modern building comprises 52 one and two bedroom luxury apartments designed for independent living with the reassurance of 24-hour planned care and emergency response support from Oxlip's trained and friendly care team provided by the Order of St. John.

Please note: To qualify for this apartment, applicants will be subject to a care assessment from Oxlip House and a financial evaluation.

Tenure: Leasehold

Lease Term: 125 Years from 14 September 2011

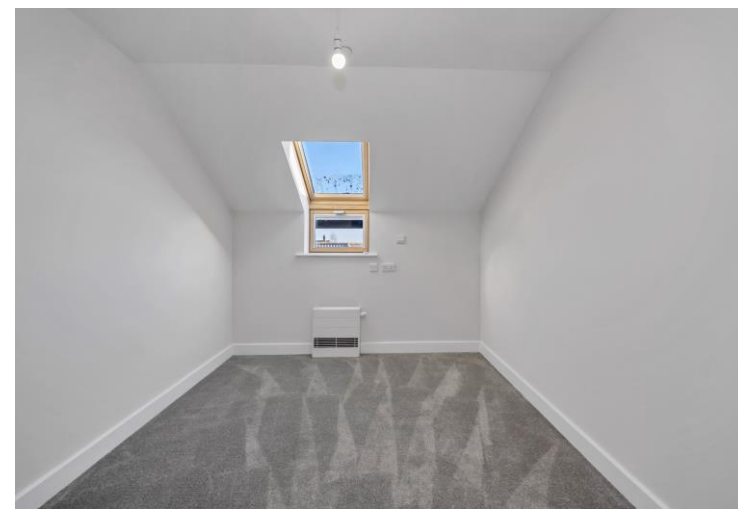
Lease Remaining: 111 Years

Service Charges - £769.56 per month

Core Care Charge - £208.11 per month.

Care Visits - £421.54 (min. 4hrs per week)

Please be advised that BPHA will undergo an affordability, care and eligibility qualification process for any potential purchaser.



#### Directions

From Sainsburys continue along Bedingfield Way until you reach the John Banks roundabout, turn right into Skyliner Way, at the next roundabout turn left into Lady Miriam Way, take your second left into Airfield Road and Oxlip House will be located a short distance 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.

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### Accommodation:

Entrance Hall 8' 0" x 6' 3" (2.44m reducing to 1.25m x 1.91m)

WC 3' 3" x 6' 7" (0.98m x 2.00m)

Sitting/Dining Room 13' 5" x 12' 0" (4.10m x 3.65m)

Kitchen 8' 11" x 10' 2" (2.72m x 3.10m)

Bedroom 13' 1" x 9' 11" (4.00m x 3.02m)

Bedroom 9' 0" x 11' 0" (2.75m x 3.36m)

Shower Room 9' 4" x 8' 4" (2.84m reducing to 1.84m x 2.55m  
reducing to 1.90m)

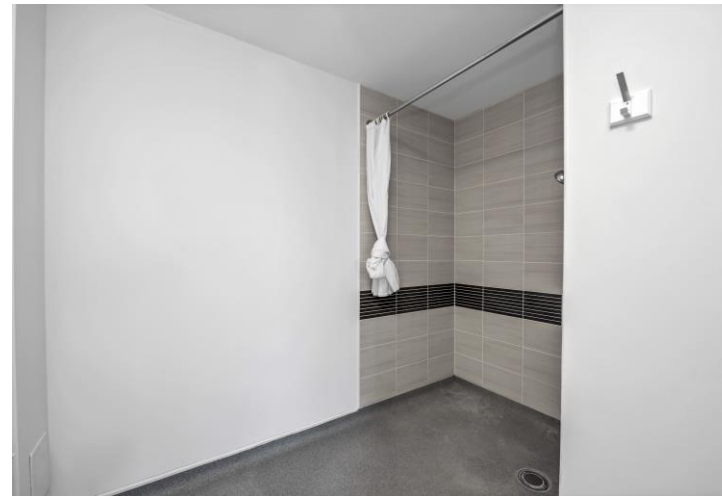
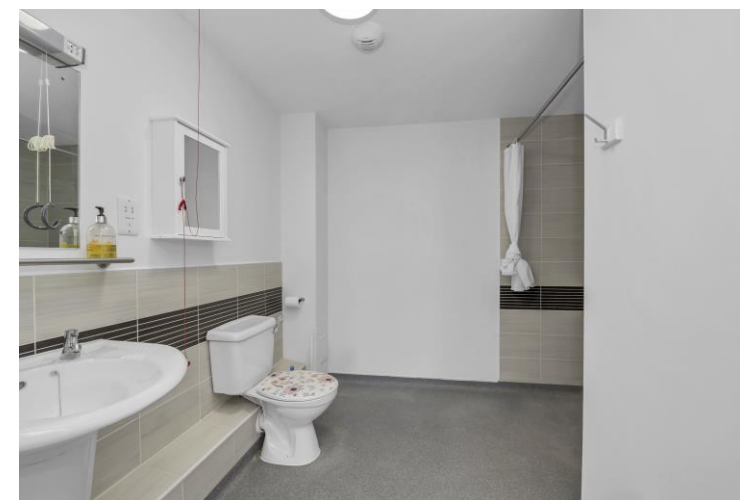
### Additional Information:

Council Tax Band: B

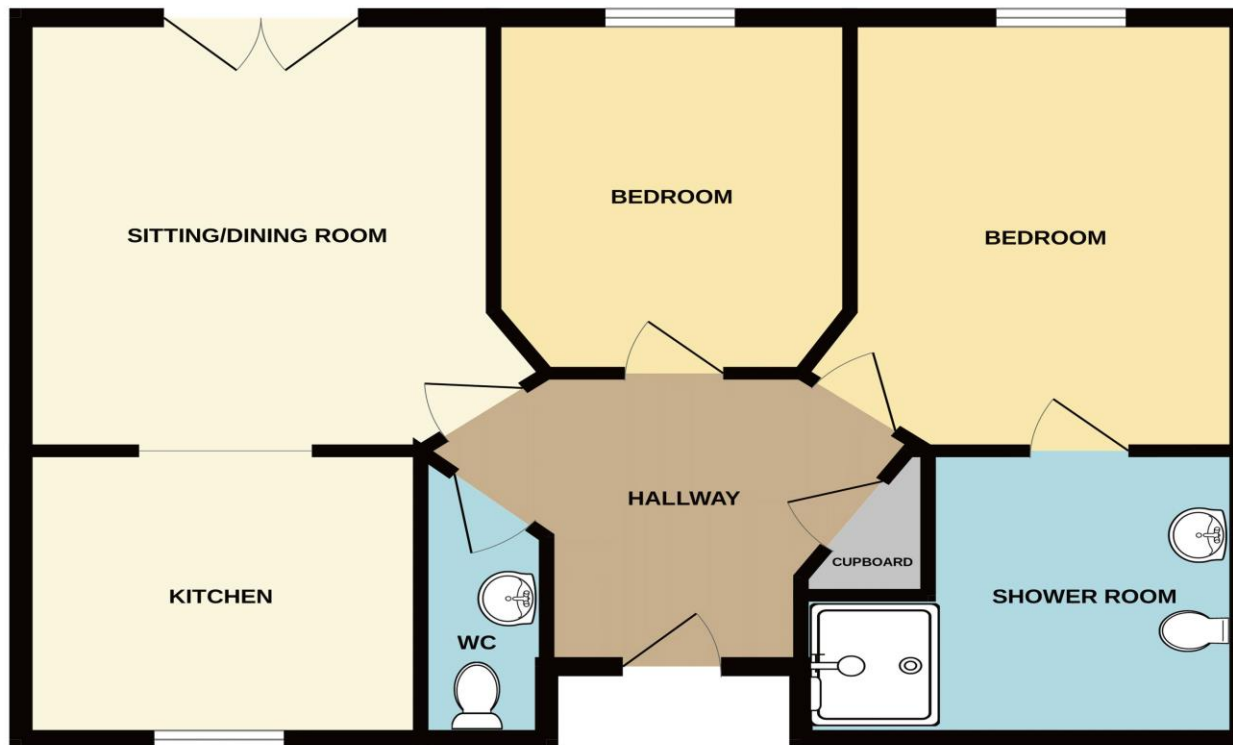
EPC Rating: TBC

Tenure: Leasehold

50% Shared Ownership £100,000  
Leasehold



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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