



The Lantern, Tayfen Road, Bury St. Edmunds, Suffolk, IP33 1TB

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, top-floor apartment located a short walk from the Town Centre, Train & Bus Station and Local Amenities.

The property offers well-presented accommodation completed to a high specification and includes an welcoming entrance hall, open plan sitting room with a modern fitted kitchen. The sitting room offers a light and bright space with access to the private roof terrace and the kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, microwave, fridge-freezer and dishwasher. There are two good-sized bedrooms, and a modern bathroom with a shower over the bath and useful under sink storage. The principal bedroom also benefits from an ensuite shower room and the second bedroom has built-in wardrobes. The property further benefits from air conditioning, a private roof terrace and communal gardens to the rear. The property offers gated access to parking at the bottom of the building.

Additional Information:

Tenure: Leasehold

Lease Term: 999 years from 1st January 2021. (995 years remain)

Service Charge: £2600 per annum.

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 Gas, Electric, Water and Drainage. Heating is mains gas via underfloor elements.

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



Directions

Continue along St Johns Street and turn left onto Ipswich Street. At the roundabout take the first exit onto Tayfen Road A1302 and The Lantern can be found on the 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 14' 9" x 4' 1" (4.50m x 1.25m)

Sitting Room/Kitchen 17' 1" x 17' 0" (5.20m x 5.19m)

Bedroom One 19' 9" x 9' 9" (6.03m reducing to 4.73m x 2.97m reducing to 1.16m)

Bedroom Two 12' 7" x 8' 1" (3.84m x 2.47m)

Bathroom 8' 6" x 5' 6" (2.60m x 1.67m)



Additional Information:

Council Tax Band: C

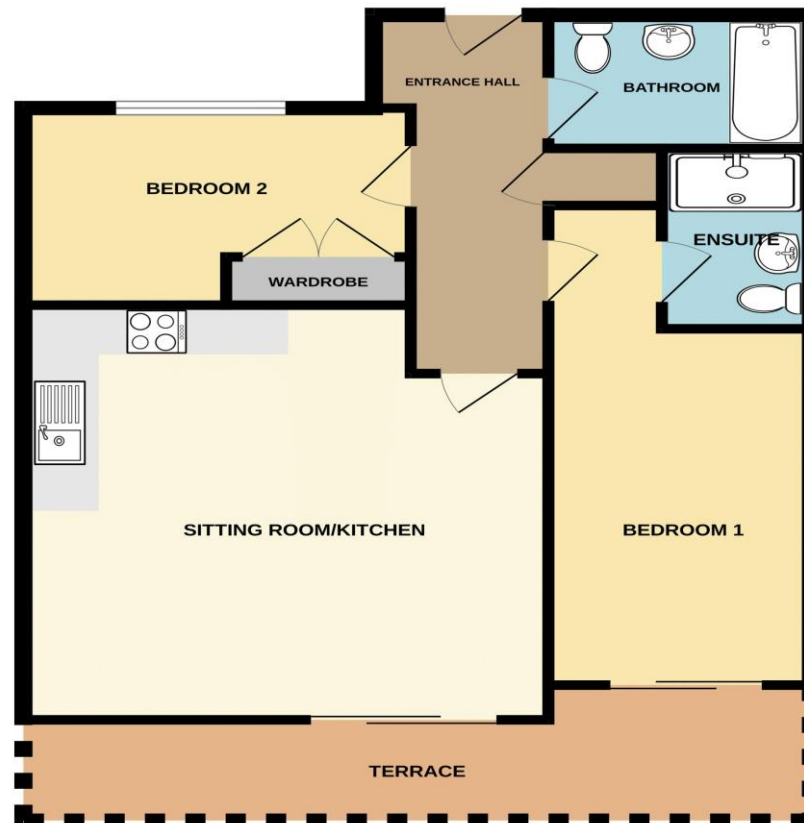
EPC Rating: B

Tenure: Leasehold

Offers over £290,000
Leasehold



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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.

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