



Cobb Close, Bury St Edmunds, IP32 7LG

MARK · EWIN
BURY ST EDMUNDS

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A ground floor apartment located in the popular and well served area of Moreton Hall, Bury St Edmunds.

The accommodation comprises an entrance hall, an open plan sitting/dining room/kitchen, two good-sized bedrooms and the modern bathroom featuring a shower over the bath completes the accommodation. Outside, parking is provided via an allocated parking space and there are well-maintained communal areas and attractive gardens.

Additional Information:

Tenure: Leasehold

Lease Details: 999 Years from 1st January 2005. 979 Years Remaining.

Maintenance Charge: £1,445 per annum

Ground Rent: £50 per annum

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

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. Gas boiler is still under warranty. (Please note that none of these services have been tested by the selling agent.)



Directions

Heading East towards Compiegne Way A143, exit the roundabout onto Compiegne Way A143. At the roundabout take the 2nd exit onto Orttewell Road. At the roundabout take the first exit onto Mount Road. Turn right into Tassel Road and then the second left into Cobb Close where the property can 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 15' 1" x 3' 3" (4.59m x 1.00m)

Sitting/Dining Room 16' 5" x 12' 8" (5.01m x 3.85m reducing to 3.25m)

Kitchen 10' 4" x 6' 5" (3.16m x 1.95m)

Bedroom 12' 8" x 12' 7" (3.87m x 3.84m)

Bedroom 19' 0" x 8' 2" (5.79m reducing to 4.00m x 2.48m)

Bathroom 6' 5" x 6' 6" (1.96m x 1.99m)

Communal Gardens

Allocated Parking Space

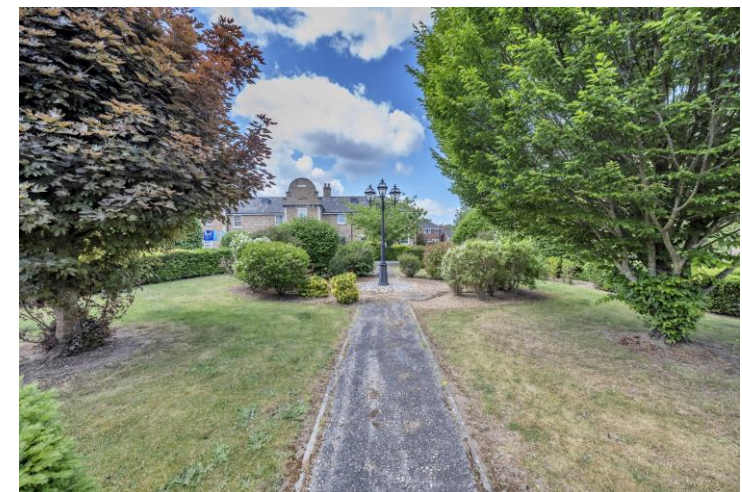
Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Leasehold

Offers Over £210,000
Leasehold



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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.

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