



Palmers House, Abbeygate Street, Bury St. Edmunds, Suffolk, IP33 1UN

**MARK · EWIN**  
BURY ST EDMUNDS



An immaculately presented, two bedroom, second floor apartment located in the Town Centre of Bury St Edmunds. The property is situated a short walk from all the independent shops, cafes and restaurants.

The property is situated on the second floor offering privacy and security and also benefits from a lift. The accommodation comprises a modern open plan kitchen/sitting/dining room space with windows providing a light and bright space. The kitchen offers a range of attractive wall and base level units and incorporates a built-in oven, hob, fridge freezer, washer dryer and dishwasher.

The property offers a welcoming hallway, two bedrooms and the bathroom completes the accommodation. Outside, the property benefits from a shared roof terrace. Parking is offered via permit parking.

#### Additional Information:

Tenure: Leasehold

Lease Term: 150 years from 1st January 2022

Service Charge: £2,000 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 Electric, Water and drainage.

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



#### Directions

Proceeding from Bury St Edmunds town centre, leave the market square down Abbeygate Street towards Angel Hill with the Cathedral and entrance to the Abbey Gardens directly in front of you. The flat will be found on the corner of Abbeygate Street on your left.

#### 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:

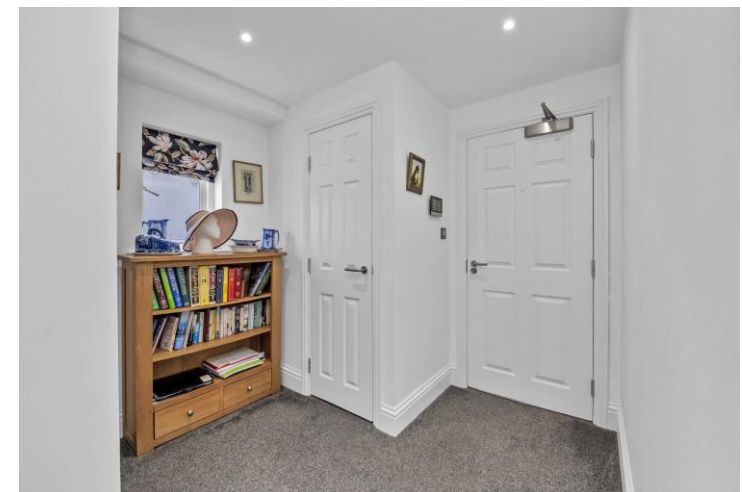
Entrance Hall

Kitchen/Sitting/Dining Room 17' 3" x 15' 6" (5.25m x 4.72m)

Bedroom One 10' 0" x 17' 2" (3.04m x 5.22m)

Bedroom Two 8' 4" x 13' 0" (2.53m x 3.96m)

Shower Room 8' 11" x 8' 1" (2.72m Max x 2.47m Max)



## Additional Information:

Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

Guide Price £290,000  
Leasehold

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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