



Stamford Court, Bury St. Edmunds, Suffolk, IP33 2DF

MARK · EWIN
BURY ST EDMUNDS

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For Sale with NO ONWARD CHAIN and representing an ideal first time or investment purchase is this one-bedroom second-floor apartment with allocated parking.

The apartment provides convenient access to Bury St. Edmunds town centre and its wide range of amenities with West Suffolk Hospital and West Suffolk College found close at hand. The property comprises an entrance hall with airing cupboard, shower room, sitting room/bedroom and the kitchen completes the accommodation on offer.

Outside, the property benefits from an allocated parking space.

Additional Information

Tenure: Leasehold

Lease Term: 189 years from 15th January 1981. (145 years remaining) Charges: £345.99. (£25 Ground Rent & £320.99 Service Charge) charged quarterly.

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable. (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

Travelling along Parkway towards Cullum Road, at the roundabout turn right into Out Westgate, carry on down Out Westgate Street until you reach Vinery road, the property will then be in front of you on the corner of Vinery Road.

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

Sitting Room/Bedroom 17' 4" x 8' 11" (5.29m x 2.72m)

Kitchen 7' 1" x 5' 10" (2.17m x 1.78m)

Shower Room 6' 3" x 5' 7" (1.90m x 1.69m)



Additional Information:

Council Tax Band: A

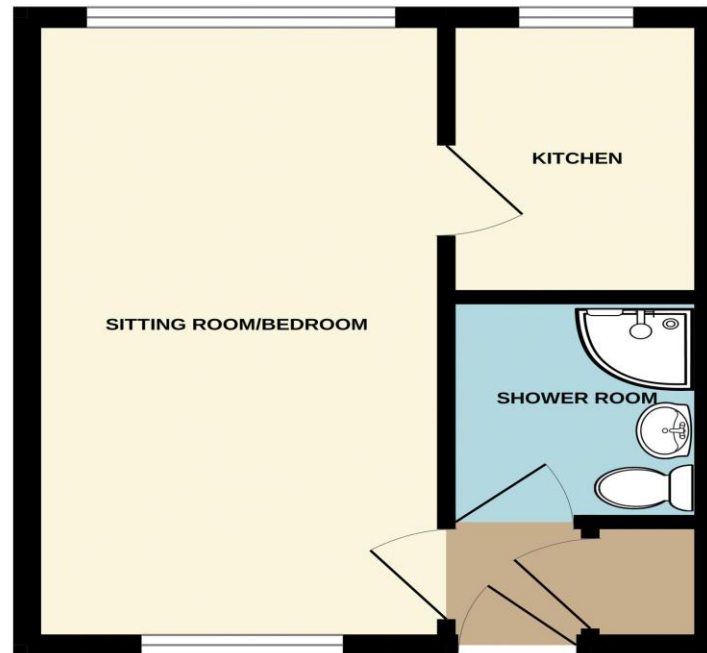
EPC Rating: E

Tenure: Leasehold

Offers Over £90,000
Leasehold



GROUND FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 250 sq.ft. (23.3 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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