



Corbie Close, Bury St. Edmunds, Suffolk, IP33 3SU

**MARK · EWIN**  
BURY ST EDMUNDS

Corsbie Close, Bury St. Edmunds,  
Suffolk, IP33 3SU

**NO ONWARD CHAIN.** This second floor, two-bedroom, apartment benefitting from a short distance of the town centre and train station with further facilities found close at hand.

The accommodation comprises of an entrance hall with a storage cupboard, an open plan sitting / dining room and kitchen, the kitchen offers wall and base level units with space for a washing machine. There are two bedrooms, and the bathroom completes the accommodation, featuring a shower over the bath.

The property benefits from an allocated parking space.

**Additional Information:**

Tenure: Leasehold

Council Tax Band: A - £1,390.93 (Source West Suffolk)

EPC Rating: C

Lease Term: 100 years from 1 October 2005.  
81 Years Remaining.

Maintenance Charge: £77 Per Month

Management Charge: £40 Per Month

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

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



#### Directions

Head along Cullum Road towards the town centre, Corsbie Close will be found on your left just before the roundabout.

#### 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 20' 6" x 7' 3" (6.24m x 2.22m)

Sitting/Dining Room 11' 6" x 11' 11" (3.51m x 3.64m  
reducing to 2.23m)

Kitchen Area 9' 8" x 6' 4" (2.95m x 1.93m)

Bedroom One 14' 6" x 8' 8" (4.42m x 2.64m)

Bedroom Two 10' 8" x 6' 3" (3.24m x 1.90m)

Bathroom 10' 8" x 6' 1" (3.24m x 1.85m reducing to 1.55m)

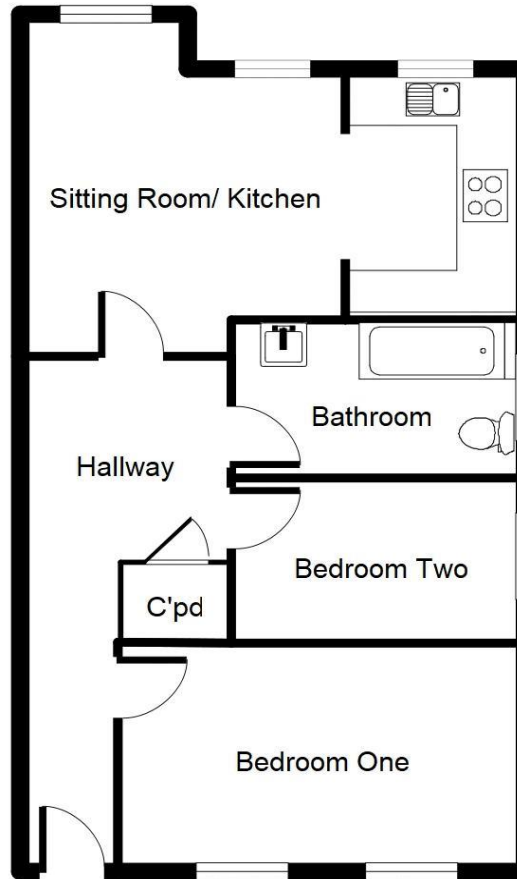
Allocated Parking Space

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Offers Over £170,000  
Leasehold





For identification only. (Not to scale)  
(c) Visual Floor Planner

**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)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

