



**60 Harland Court,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

60 HARLAND COURT, BURY ST. EDMUNDS, SUFFOLK. IP32 6AE

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious and well-presented second floor, two-bedroom (two bathroom) apartment offering convenient access to Bury St. Edmunds train station as well as the town centre. The accommodation schedule is complemented by a balcony providing space for Alfresco dining and entertaining as well as gated off-road parking for residents.

A well-presented second floor apartment in a convenient and accessible part of Bury St. Edmunds with off-road parking. NO ONWARD CHAIN

Entry via a secure telecom-controlled door with stairs and/or lift rising to the third floor. Private door to:-

KITCHEN/SITTING/DINING ROOM: A versatile layout with a range of units and integrated white goods to include; fridge/freezer, dishwasher, sink inset with drainer, hob with extractor and oven. The kitchen in turn is open plan to the sitting/dining area, a particularly generous space with doors opening to the:-

BALCONY: Which provides space for Alfresco dining.

Inner Corridor: Access to:-

PRINCIPAL BEDROOM: A double bedroom with door to:-

ENSUITE: WC, hand wash basin and corner shower.

BEDROOM 2: A spacious guest bedroom

BATHROOM: With white suite and useful storage cupboard.

Outside

The property has the benefit of **OFF-ROAD PARKING**.

AGENTS NOTES

The property is leasehold and we understand that a 125-year lease was granted in 2020.

We understand that the management company is Rosetree Estates. The existing management charge is £671.00 every 6 months and the ground rent is £150.00 every 6 months.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/26.

EPC RATING: B.

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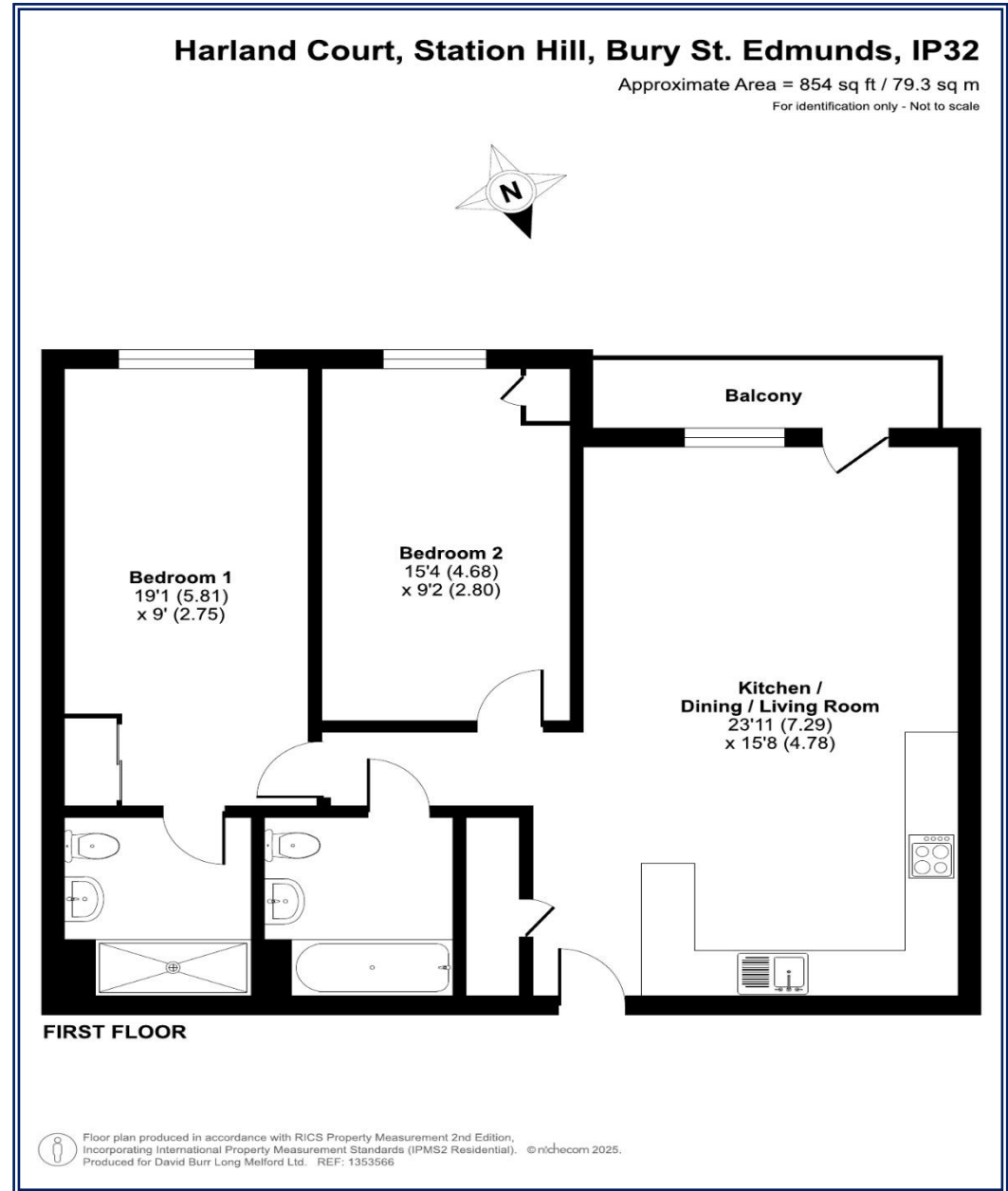
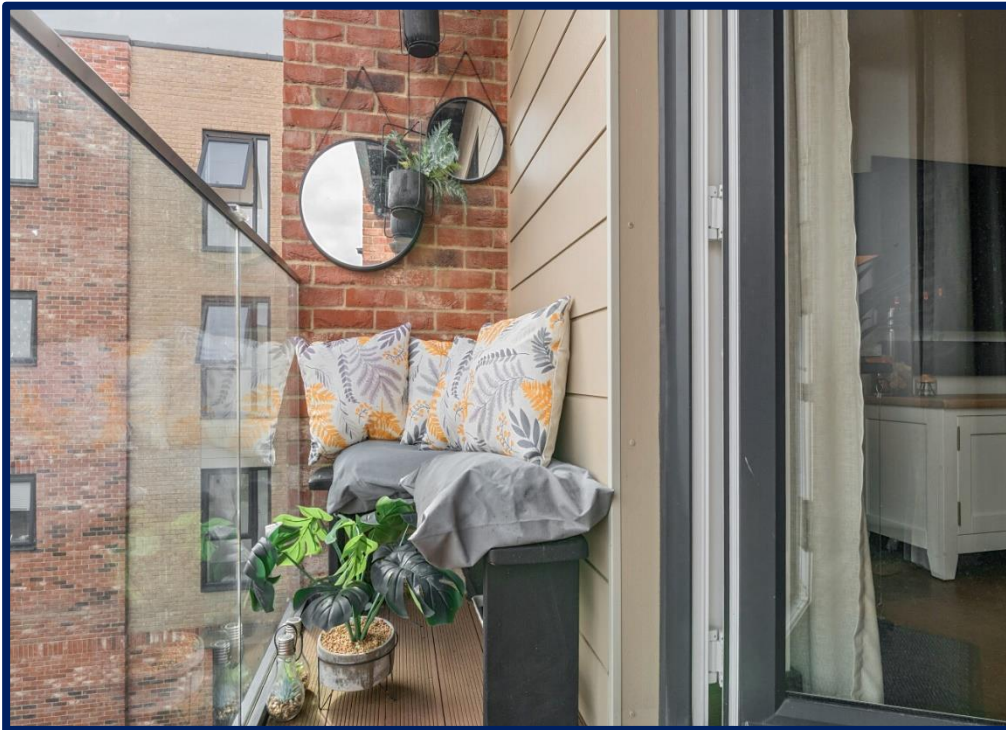
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Three and Vodafone – good outdoor and in-home. 02 – good outdoor, variable in-home. EE – good outdoor. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///hopes.storyline.iterative.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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