



16 St. James Court,
Bury St. Edmunds, Suffolk.

DAVID
BURR

16 ST. JAMES COURT, BURY ST. EDMUNDS, SUFFOLK. IP33 1YD

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.

St. James Court was originally built as The King Edward VI Grammar School, designed in a gothic revival style by architect Sir Arthur W. Blomfield. In the 1980s the building was converted into 16 elegant apartments of varying sizes. This penthouse, duplex apartment enjoys commanding views taking in the Cathedral tower and town centre rooftops in one direction and fields and countryside in the other. The apartment requires significant decorative attention, updating and modernisation but nonetheless offers versatile accommodation and is further complemented by communal grounds and off-road parking. **NO ONWARD CHAIN.**

An exceptional penthouse apartment requiring significant updating/decorative attention.

ENTRANCE VESTIBULE: With a staircase off and on one level:-

25FT ENTRANCE HALL:

SITTING ROOM: With a 10ft ceiling height and 7ft high double windows providing far reaching roofscape views in one direction and fields in the other.

KITCHEN/BREAKFAST ROOM: With views over the playing fields. Fitted with a range of matching units and worktops incorporating a single drainer sink unit. Integrated oven, hob and extractor fan. Space and plumbing for appliances.

BEDROOM 1: With a high ceiling and large double windows which provide views over the playing field.

SHOWER ROOM: Finished with a large double shower cubicle, WC and wash hand basin with storage below.

BEDROOM 2: With a high ceiling and large double windows which provide views over the playing field.

CLOAKROOM: Fitted WC and wash hand basin. Large storage cupboard.

First Floor

LANDING: Doors to:-

BEDROOM 3: A light room with view of the Cathedral tower in one direction and playing fields in the other. Built-in wardrobe.

BEDROOM 4: Useful eaves storage cupboard and built-in double wardrobe.

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin with storage below.

Outside

The property enjoys the benefit of large leafy communal grounds with well placed terraces, meandering pathways and established trees. There is extensive **OFF-ROAD PARKING** and easy access to the town centre in one direction and countryside walks in the other.

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AGENTS NOTE

The property has the benefit of an intercom system.

The property is leasehold with approximately 83 years remaining on the lease.

We understand that the service charge is £2,634.00 per annum

We understand that the ground rent is £200.00 per annum.

The property is situated on an unadopted road that is privately maintained.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.34 – 2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: 02 and Three – good outdoor, variable in-home.

EE and Vodafone – 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/>.

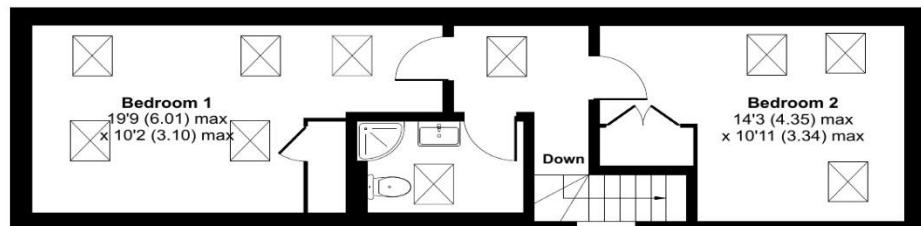
WHAT3WORDS: //sampling.violinist.magnets.

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

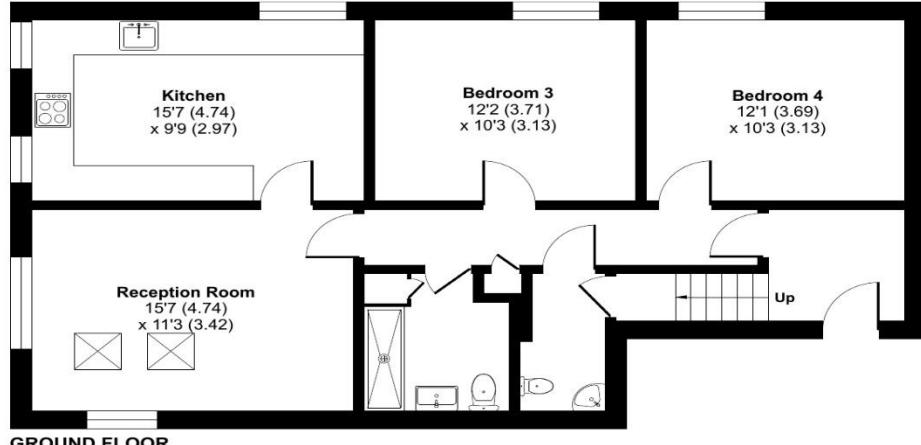
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St. James Court, The Vinefields, Bury St. Edmunds, IP33

Approximate Area = 1255 sq ft / 116.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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