



# WALPOLE HOUSE

Auction Street | Bury St. Edmunds | Suffolk







Fantastic open-plan kitchen / dining / living room

# WALPOLE HOUSE

AUCTION STREET | BURY ST. EDMUNDS | SUFFOLK

- One-bedroom top floor apartment showcases a vaulted open-plan living area with Juliet balcony
- Prime location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Private residence lobby serviced by lift and stairwell to Second Floor
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Well-equipped kitchen with full complement of integrated appliances/white goods
- Secure underground parking space & further parking permit available
- Light & bright floor to ceiling windows with privacy blinds
- Wood flooring throughout
- 24/7 CCTV, manned security and video-entry phone system

## Contemporary apartment situated above the landmark 'Arc' shopping development with private residents' parking

Positioned on the second floor of this prime central landmark residential and retail area, completed in 2009, No. 15 Walpole House is a stunning 'top floor' apartment within a highly sought after contemporary development, whilst providing lift access.

The stylish apartment provides exceptional accommodation offering a bright open aspect from the main living area overlooking the thriving shopping complex that combines the dining space and a well-designed kitchen.

A smart private residence lobby has lift access servicing the upper floors and secure video/audio entry phone systems. There is also a residents' parking space that comes with the apartment in addition to permit parking.

15 Walpole House is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access from Parkway. The bars and restaurants are all in walking distance. Refer to our Situation page to discover Suffolk.



# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

Walpole House displays extremely well-considered features for the enjoyment of tenants following its development to the highest of standards. The versatile, well-appointed and arranged accommodation measures approximately 538.5 ft<sup>2</sup> (50 m<sup>2</sup>) and will suit a broad range of tenants, whether professionals or our visiting USAF.

### COMMUNAL ENTRANCE HALL

Glazed doors provide access from the street frontage with a Swipe&Go key fob or via a secure video/audio entry phone system for guests and opens into a welcoming private residents' lobby area with lift and stairs.

### ENTRANCE HALL

Opens into the apartment entrance hall with doors to storage closet, airing cupboard with shelving, bathroom, bedroom and open-plan living area. Video/audio entry phone system. Spotlight. Wood flooring.

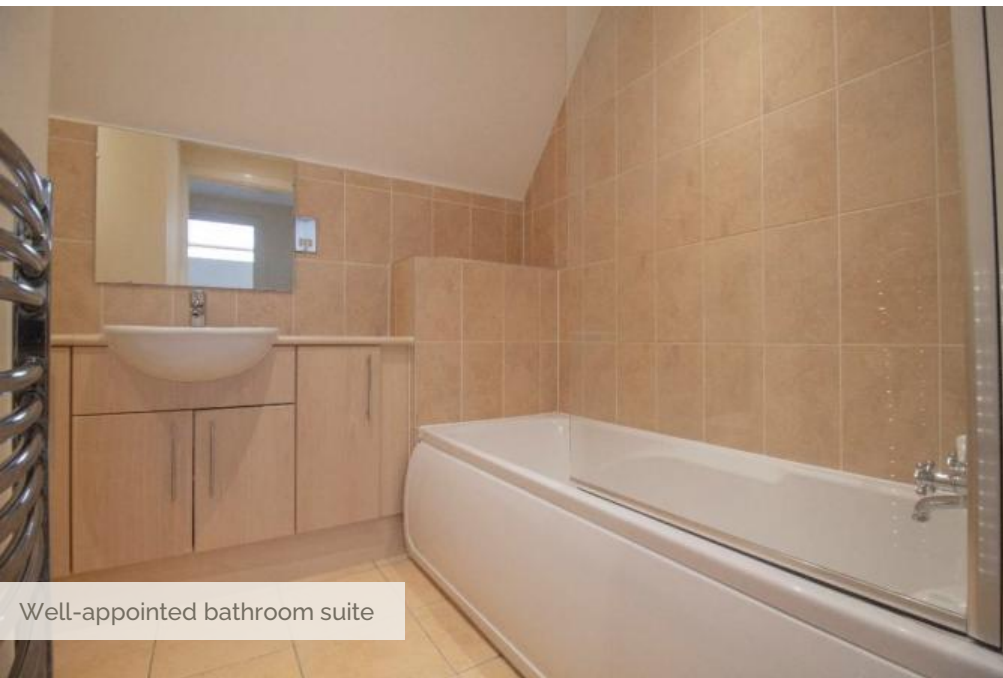


Entrance Hall with storage cupboard flows into accommodation



Well-equipped L-shaped Kitchen



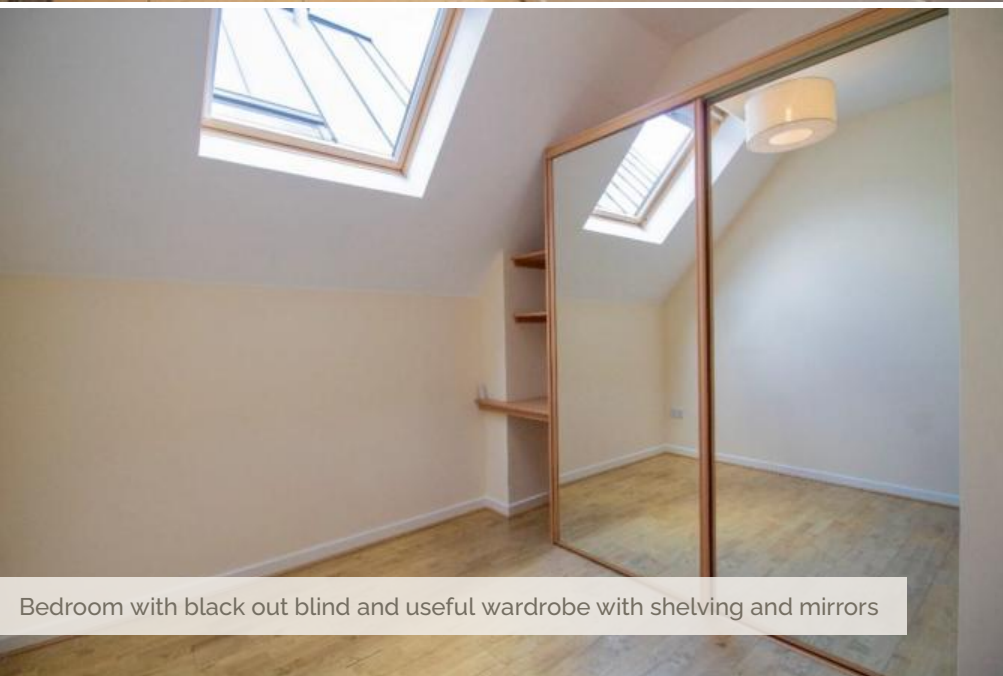


Well-appointed bathroom suite

#### **OPEN-PLAN KITCHEN / DINING / LIVING AREA 13'6" x 22'6" (4.11m x 6.86m)**

The vaulted open-plan living area comprises a kitchen space to one corner. Extensively fitted with high gloss 'cream' wood wall and base units beneath a wood worktop with a stainless steel sink and drainer inset with mixer tap, and task lighting above. Integrated appliances include full height fridge/freezer, dishwasher, washing machine, combination oven/grill. A four ring electric hob with stainless steel extractor above. Pendant spotlights. Ceramic tiled area around the kitchen.

The rest of the reception room provides a fantastic and versatile space for entertaining with 'full height' windows and Juliet balcony. Wood flooring throughout. TV / SAT / CABLE points. Phone point.



Bedroom with black out blind and useful wardrobe with shelving and mirrors

**BEDROOM 10'1" x 10'4" (3.07m x 3.15m)**

A double bedroom with bespoke, interior designed built-in wardrobe, skylight window with electrically operated Velux window blind. TV point. Wood floor.

**BATHROOM**

This highly appointed bathroom is fitted with floor to ceiling wall tiles and ceramic floor tiles. A white suite with chrome fittings to include a panelled bath with shower attachment and mixer tap. Low level dual flush wc, wall-mounted basin with mixer tap, mirror and an array of vanity cabinets below and useful shelving above. Shaver point. Extractor fan. Heated towel rail. Recessed lighting.



Residents' lobby with elevator and secure video entry system





Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



Market Square (town centre walk) 2 mins  
A14 1 mile  
A11 (M11) 20 (30) miles  
Newmarket 18 miles  
Ipswich 25 miles  
Cambridge 28 miles



*Suffolk Heritage Coast*  
Aldeburgh  
(1 hr / 44 miles)



*From Bury St. Edmunds*  
London Kings Cross  
(110 mins)  
London Liverpool Street  
(117 mins)  
Cambridge  
(41 mins)



London Stansted Airport  
(1 hr / 40 miles)  
Heathrow Airport  
(2 hrs / 95 miles)



The historic town is within walking distance from the Arc



Secure underground residents' parking



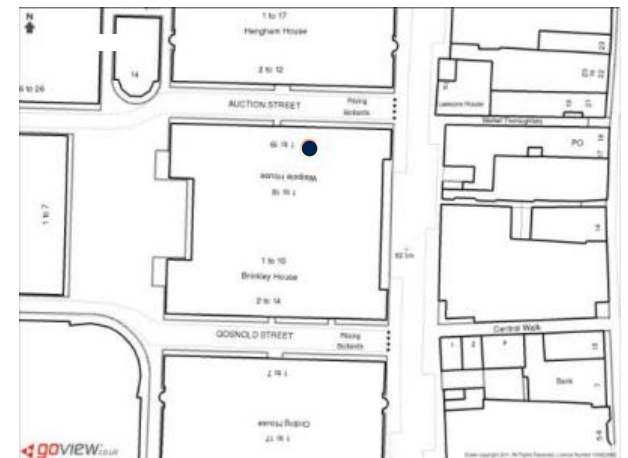
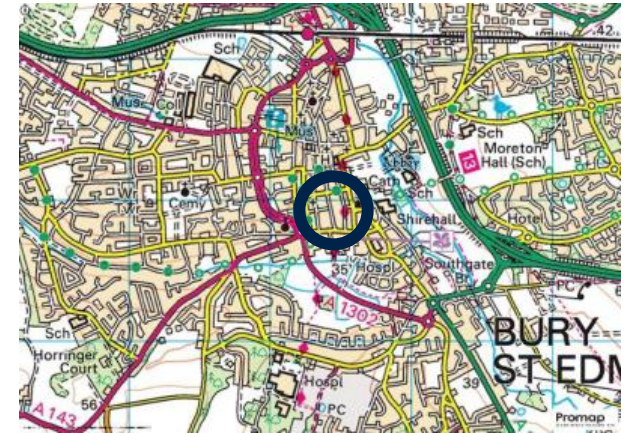
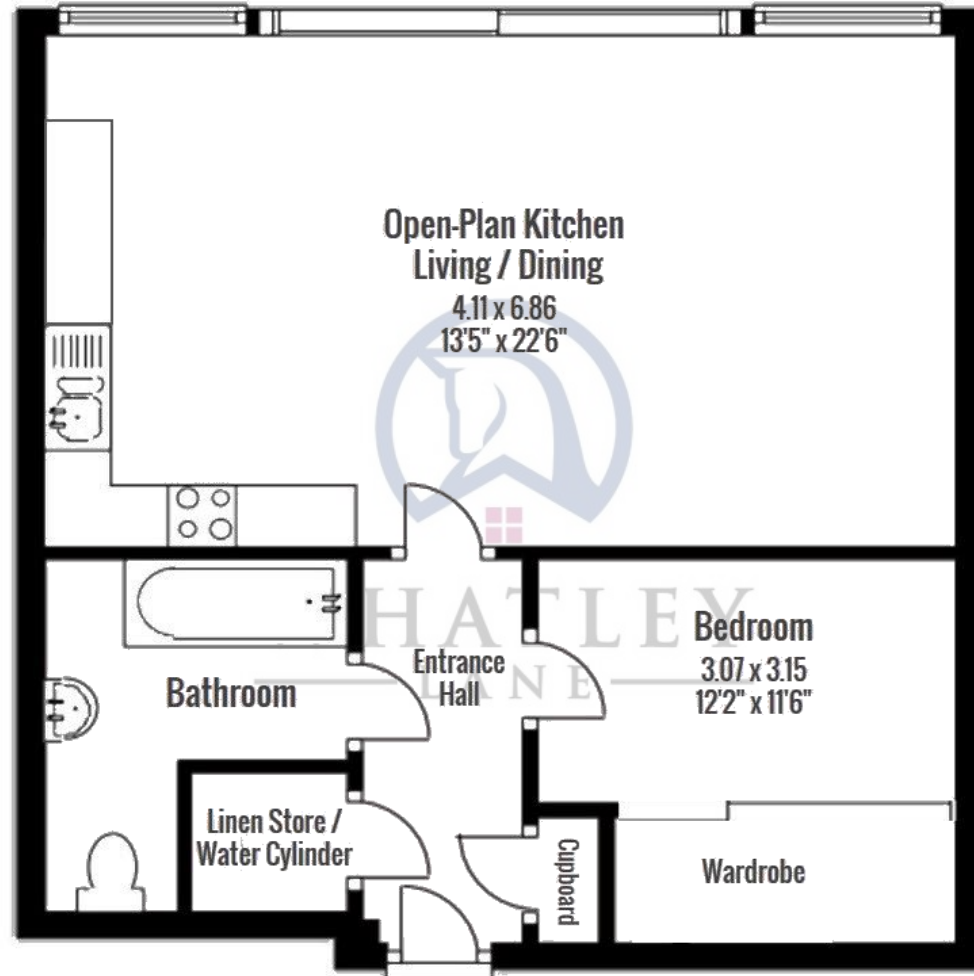
# FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

585 ft<sup>2</sup> (50 m<sup>2</sup>) = Total



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



# GENERAL INFORMATION

## TENURE

Property is available to rent from **25<sup>th</sup> October 2024**.

## FACILITIES & SERVICES

Mains electricity, drainage and water. Electric heating. AGENT'S NOTE: none of the services have been tested. Residents have permit access to both underground and overground parking areas. 24/7/365 security watch, videx entry systems, elevators.

## LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band A – £1,390.93 (2024/25) NB Charge exempt for visiting USAF.

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

## DIRECTIONS (IP33 3FF):

From London/Cambridge/Newmarket (by car) ) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre taking the second exit at the 1st roundabout and the same again at the 2nd and 3rd roundabouts. Continue along Parkway for 75 metres and turn left into Cattle Market carpark where you can access The Arc and 15 Walpole House respectively.

From RAF Lakenheath / Mildenhall either follow the A1101 all the way directly to Walpole House (as above), or go southbound on the A11 connecting to the A14 at Junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (as above).

From the town centre (on foot), Leaving the Market Square continue along onto Central Walk (Boots on your right), then right into St. Andrews Street and immediately left into Auction Street, 15 Walpole House can be found on your left-hand side.



## Bury St. Edmunds

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[www.rightmove.co.uk](http://www.rightmove.co.uk)  
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