



SADDLERS

— COURT —

BURY ST EDMUNDS, SUFFOLK

INTRODUCED BY WHATLEY LANE

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WELCOME

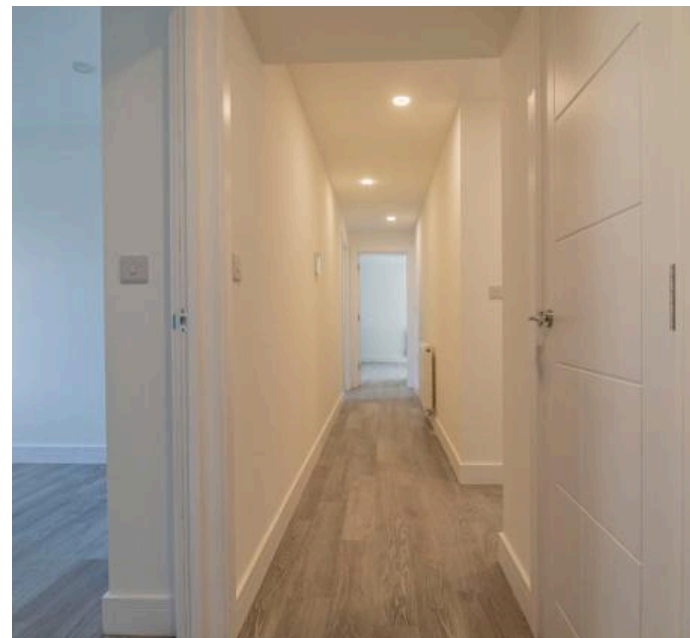
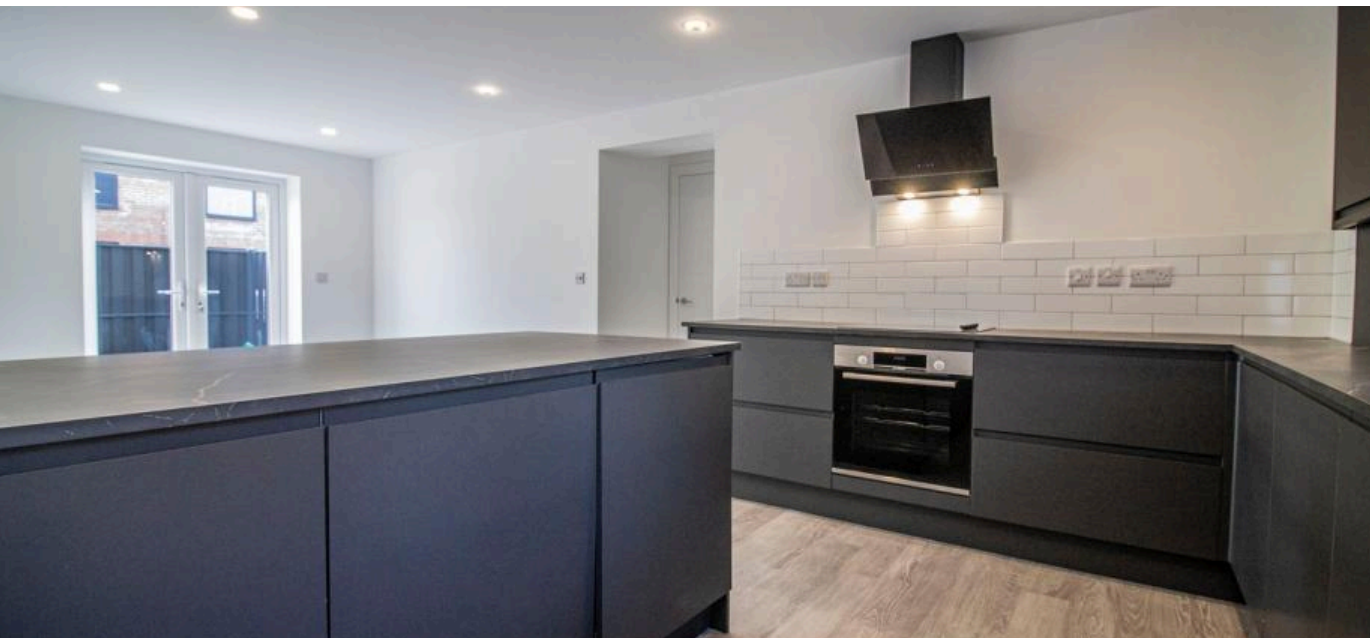
Blending elements of traditional British heritage with contemporary, yet timeless design, we bring you Saddler's Court; a bespoke collection of nine stunning apartments, situated in the centre of the affluent, and vibrant town of Bury St Edmunds.

Apartment One presents exquisite brand new ground floor living accommodation for the prospective tenant in this exclusive gated development. Individually finished to the highest of standards, signature features include: built-in wardrobes for both bedrooms, large walk-in shower with sliding double doors, motorised remote controlled blinds throughout.

Kitchen and living areas are arranged as an open plan design, creating light-filled spaces to entertain or simply unwind in. Whilst integrated video entry, secure on-site allocated parking and EV charging points provide added convenience. The south-facing French doors open up to a large private courtyard garden that further makes Saddler's Court the ideal residence for modern living.



Front Elevation - for illustrative purposes



BESPOKE FINISH

The high level of customisation has been designed with the wellbeing and convenience of the tenant first and foremost. From the style of the kitchen cabinetry and worktops, to the bathroom tiling and lighting, together with the added benefits of wall-to-wall built-in wardrobes and motorised privacy blinds, this stunning ground floor apartment has no expense spared.





SPECIFICATION

Kitchen

- Kitchen cabinetry in matt black with graphite marble effect worktops wraparound breakfast bar
- Integrated Bosch oven
- Integrated Lamona hob with sleek Lamona extractor hood
- Integrated Lamona fridge freezer
- Integrated Lamona dishwasher

Shower Room

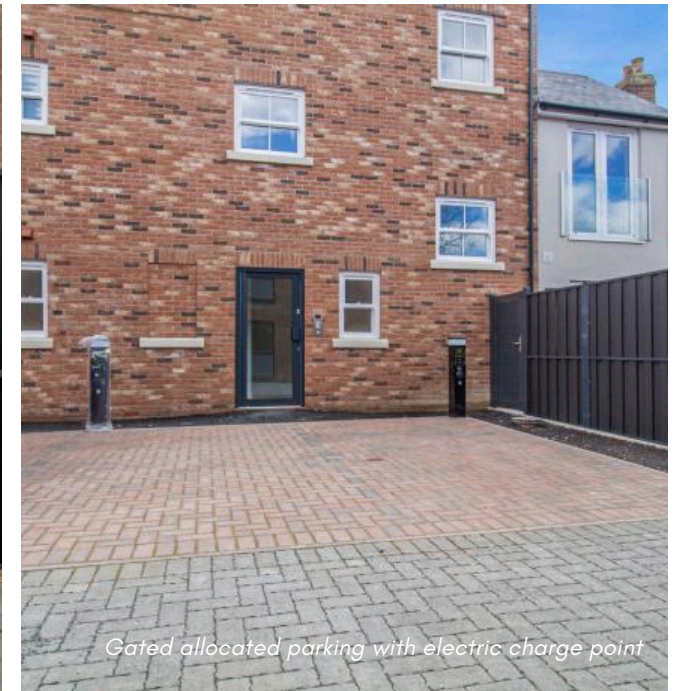
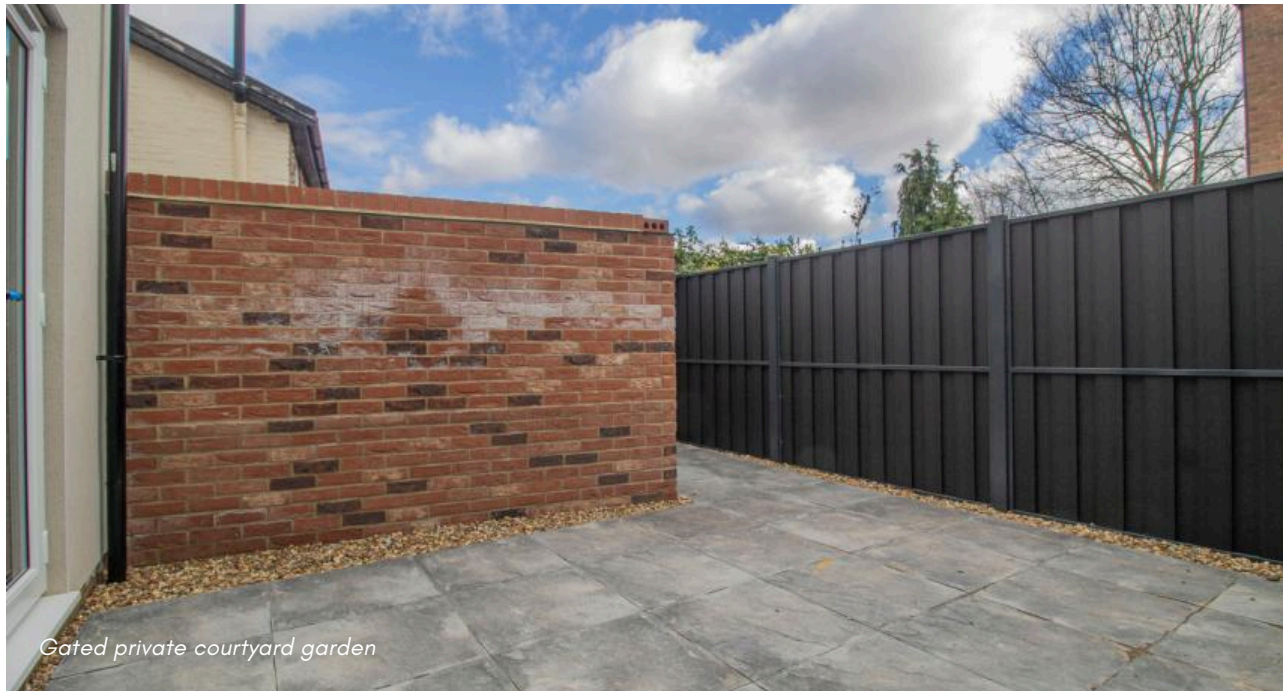
- Chrome fittings
- Concealed, dual-flush cistern
- Porcelanosa fully tiled marbled wall tiles complement sleek black floor tiles
- Double door sliding shower screen
- Heated towel rail
- LED mirror with de-mister

Interior

- Two large built-in wardrobes
- Remote controlled motorised privacy blinds to be fitted throughout
- Oak flooring and carpets
- BT fibre optic connection
- LED downlights throughout
- USB sockets
- TV/Satellite aerial

Exterior

- Gated, allocated parking space
- Electric Vehicle charging point
- Bicycle store
- Secure video entry system
- Private south-facing courtyard garden





Angel Hill, Bury St Edmunds

PRIME LOCATION

Bury St Edmunds is an historic and vibrant market town, located in the heart of Suffolk, and with connectivity to the A14/M11 London, Cambridge, Norwich, Ipswich, and Stansted Airport.

Saddler's Court is nestled in a prominent position, adjacent to the landmark Arc Shopping Centre and Waitrose superstore.

There is a twice-weekly open-market, offering a wonderful selection of local produce. In addition, there are a variety of independent boutiques, shops, cafes and restaurants, including Suffolk's only Michelin star restaurant.

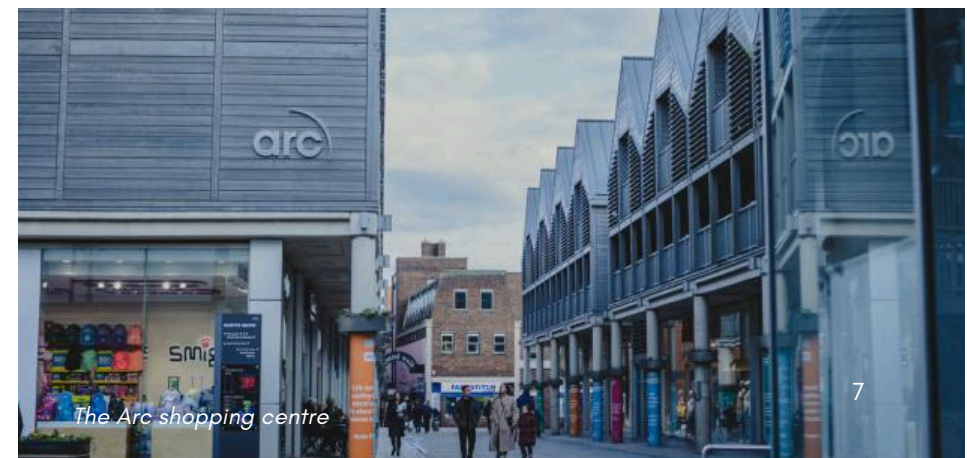
Entertainment includes the Theatre Royal, Abbeygate Cinema, and The Apex – a state-of-the-art venue, hosting a range of exhibitions and music events. Other amenities include a range of health clubs, leisure facilities and excellent schools.



St John's Street



The Angel Hotel



The Arc shopping centre

KING'S ROAD

Apartments
1-4

Apartments
5-9

Waitrose - Arc Shopping Centre footpath

EXCELLENT CONNECTIVITY

WALK

Town Centre	1 min
Bus Station	6 mins
Rail Station	14 mins

ROAD

A14	4 mins
Ipswich	36 mins
Cambridge	35 mins
Stansted Airport	55 mins

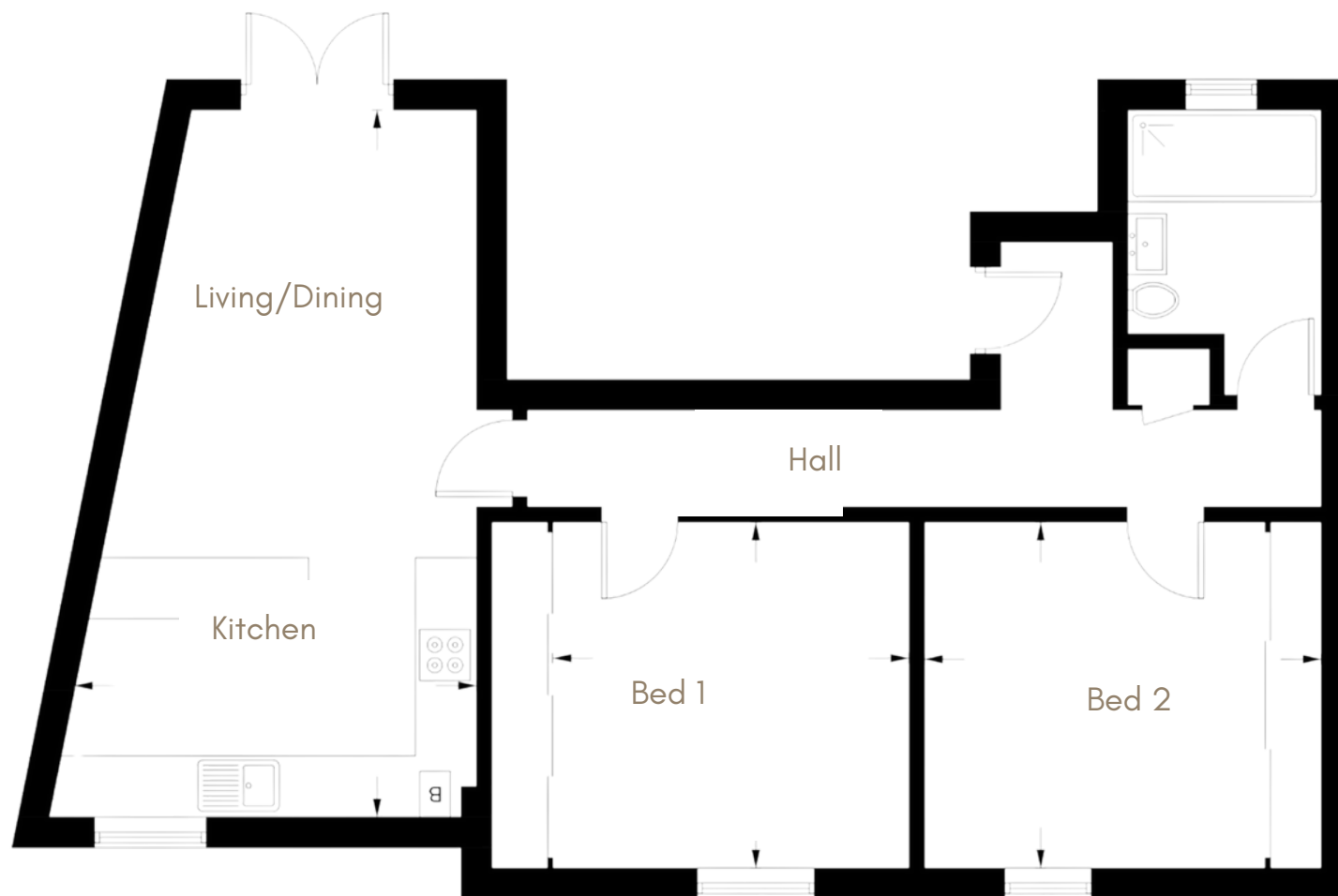
RAIL

Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins





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Total: 778ft (72.3m)

Kitchen/Living/Dining	22'9" x 12'9"	6.94m x 3.89m
Bedroom 2	13'3" x 10'4"	4.05m x 3.15m
Bedroom 1	13'3" x 11'2"	4.05m x 3.40m

ABOUT



Freshwater Estates, established in 2009, remains a family-owned and managed company. They provide uniquely designed homes across Suffolk, along with personalised customer service and first-class aftercare.

Committed to offering fully customisable fit outs to suit clients' needs and ensure no two home interiors are the same.



From a rural cottage to a country house, period townhouses to new homes, Whatley Lane is a full service agency powered by a suite of first-rate marketing as standard. Dynamic, independent, bespoke and problem solving.

Covering West Suffolk and East Cambridgeshire, they cater for all clients' sales, lettings, valuation, development and investment needs.



Rooted in Whatley Lane's business is their tree planting mission. As advocates for a sustainable built environment, carbon off-setting efforts focus on reforestation projects in Madagascar, Uganda, Argentina and Mozambique.

For each property sold or let, a contribution of their commission goes towards planting trees. View their forest at: www.whatley-lane.co.uk/sustainability.



For sales & lettings enquiries, contact Whatley Lane:

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