

ORDING HOUSE

Gosnold Street | Bury St. Edmunds | Suffolk





Fantastic open-plan kitchen / dining / living space complete with high specification bespoke and designer furnishings

ORDING HOUSE

GOSNOLD STREET | BURY ST EDMUNDS | SUFFOLK

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



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. 10 Ording 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. Hand-crafted furniture in all living areas creates a unique and thoughtful, tailored finish. Care and attention to detail throughout.

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.

Ording 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

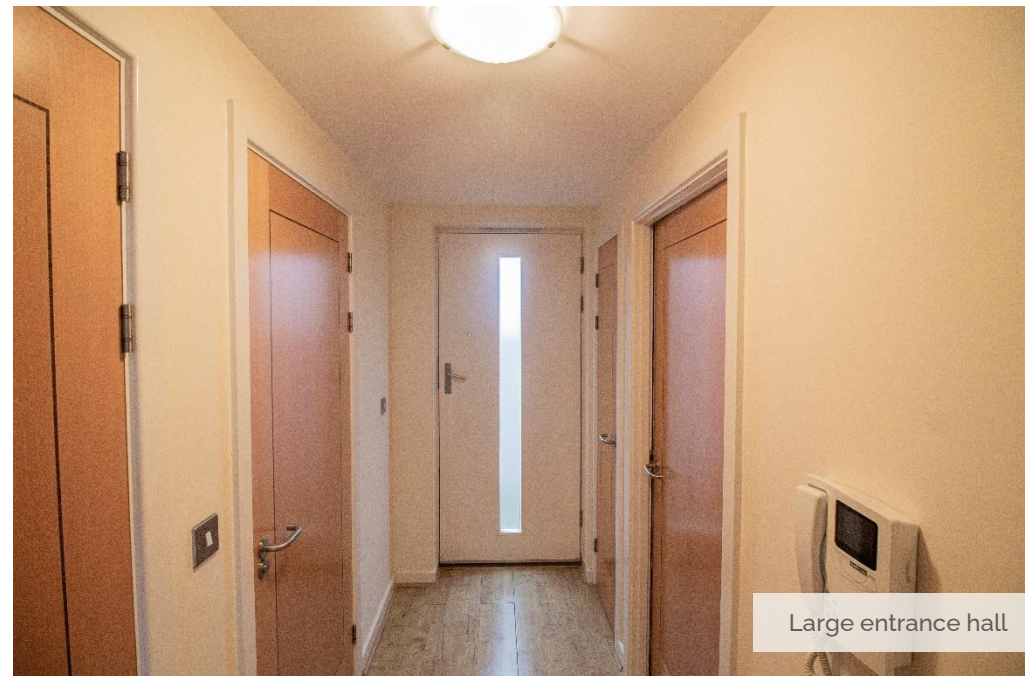
Ording House displays extremely well-considered features for the enjoyment of tenants following its development to the highest of standards. The versatile, well-appointed and arranged accommodation measures approximately 645.8 ft² (60 m²) and will suit a broad range of tenants, whether professionals or our visiting USAF.

COMMUNAL ENTRANCE LOBBY

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.



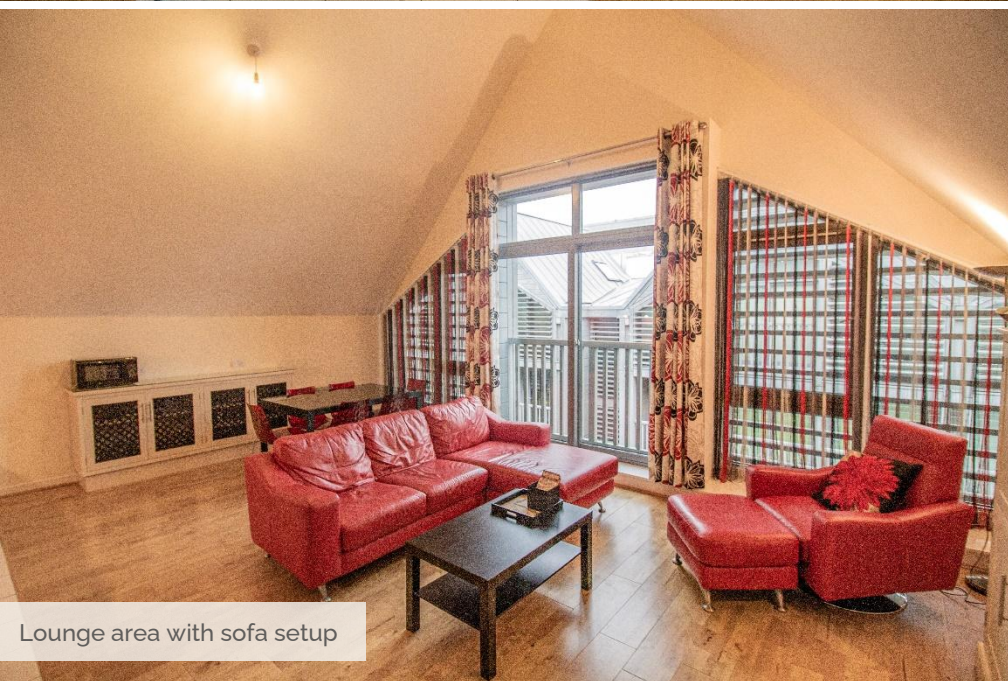


Well-appointed kitchen

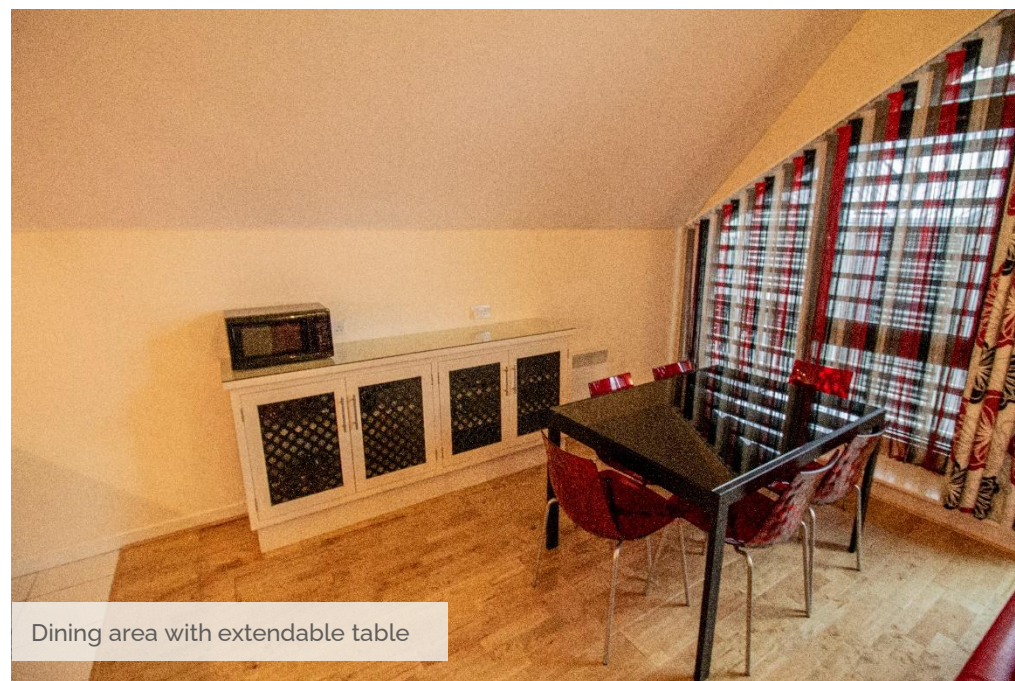
KITCHEN / DINING / LIVING AREA 13'6" x 22'6" (4.11m x 6.86m)

The vaulted open-plan living area comprises a kitchen space to one corner. Extensively fitted with high gloss 'graphite' wood wall and base units beneath a wood preparation surface with a stainless steel sink and drainer inset with mixer tap, task lighting above and striking red tiled splashback. Integrated appliances include full height fridge/freezer, dishwasher, washing machine, combination oven/grill. A four ring electric hob with stainless steel extractor above. Microwave. Trio of pendant spotlights. Ceramic floor tiles surround the kitchen area.

The rest of the reception room provides a fantastic and versatile space for entertaining with 'full height' windows and Juliet balcony. Wood floor throughout. TV / SAT / CABLE points. Phone point. 36" LCD TV and DVD player. Designer, extendable dining table. Bespoke storage cabinets, wine racks, integrated spotlights and Italian leather sofa suite.



Lounge area with sofa setup



Dining area with extendable table

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.





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



(A14)

Newmarket

Ipswich

Cambridge

1 mile

18 miles

25 miles

28 miles



Aldeburgh (Suffolk Heritage Coast)

(1 hr 10 mins / 46.5 miles)



From Bury St. Edmunds

London Kings Cross

(105 mins)

London Liverpool Street

(110 mins)

Cambridge

(50 mins)



From Bury St. Edmunds

London Stansted Airport

(48 mins / 51 miles)

Heathrow Airport

(2hrs / 105 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

Private includes: Culford School (1-19); South Lee School (2-13).

State includes: St. Edmundsbury CEVAP; (5-11); King Edward VI CEVC (11-18).

University of Suffolk at West Suffolk College - Further Education.



The historic town is walking distance

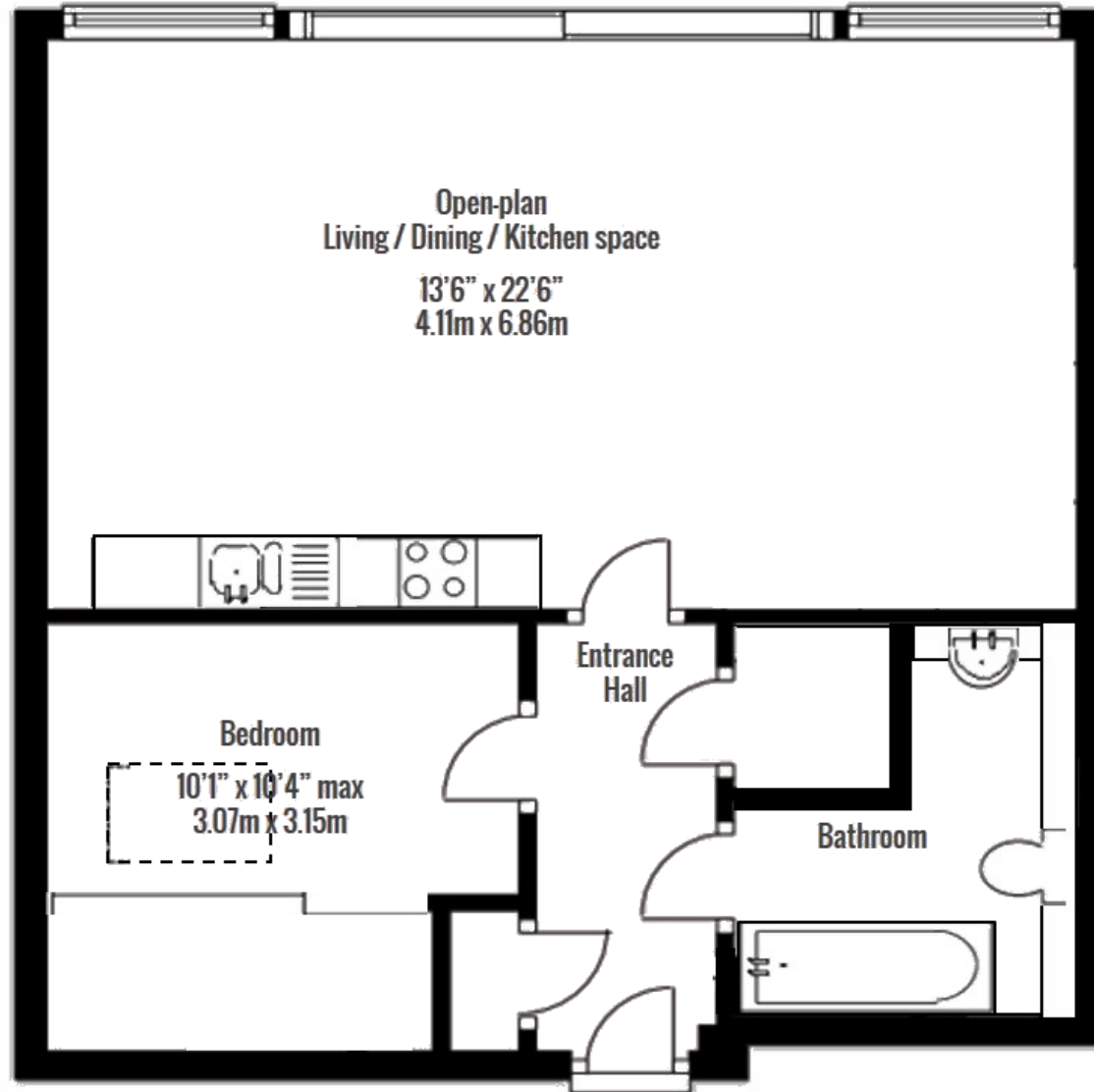


Secure underground residents' parking

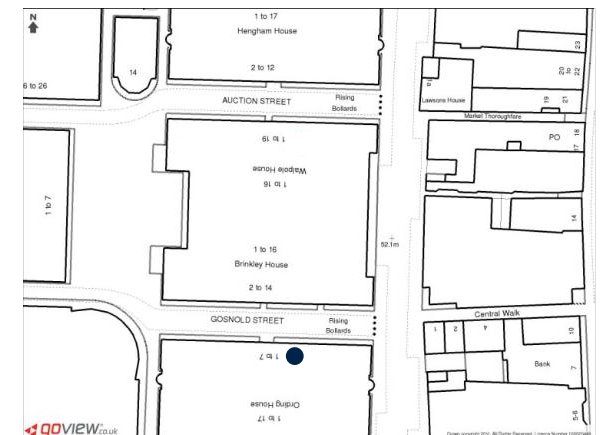
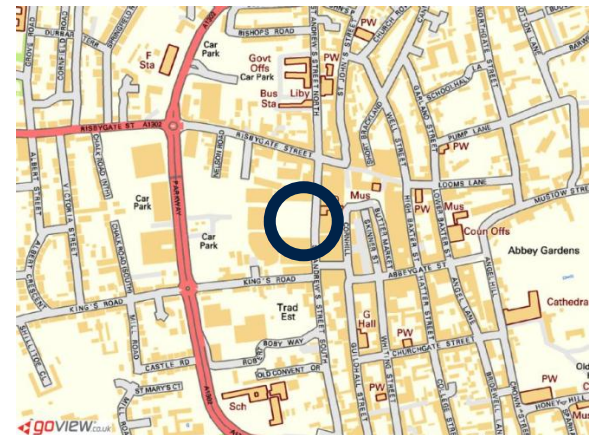
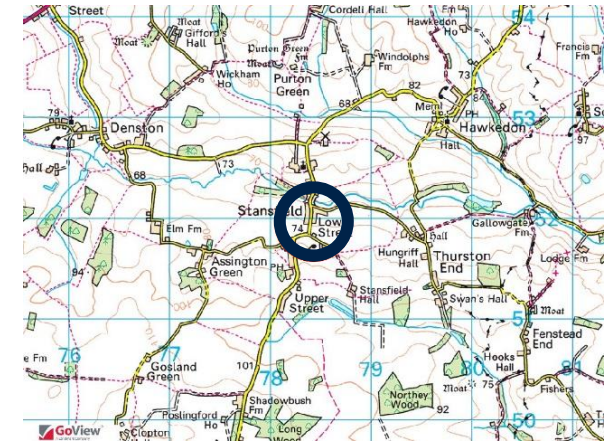
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 645.8 ft² (60 m²)



*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

The property is offered for rent and is available **12th December 2025**.

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 – £1,328.94 (2023/24). NB USAF personnel are exempt.

EPC rating C.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord(s) sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3FH)

From London/Cambridge (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 10 Ording House respectively.

From the town centre (on foot) Leaving the Market Square continue along onto Central Walk (Boots on your right), then continue across St. Andrews Street entering into Gosnold Street straight ahead, where 10 Ording House can be found on your left-hand side.



Bury St. Edmunds

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www.countrylife.co.uk

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