

MARSHALL  
BUCK

ESTATE AGENTS



53 Pemberton Walk  
, Bury St. Edmunds, IP33 2PE  
Guide Price £139,950





This refurbished modern first floor apartment is located on the Nowton Estate with a good range of local shops nearby and overlooks a green to the front. The accommodation comprises Communal Entrance Hall, private Entrance Hall with good size storage cupboard, Sitting/Dining Room, Kitchen, Bedroom, Bathroom. The property also has the benefit of communal gardens and is sold with no onward chain.

**COMMUNAL ENTRANCE HALL**

Stairs rising to landing with Entrance Door to:-

**ENTRANCE HALL**

Loft access; entry phone system; built in cupboard with shelving; further cupboard with wall mounted gas fired boiler and store measuring 7'0" x 4'2"; doors to bedroom and bathroom and open plan kitchen/ living room.

**SITTING/DINING ROOM**

11'5" x 16'0" (3.48 x 4.88)

Large window to side aspect; laminate flooring running through the open plan area.

**KITCHEN AREA**

9'0" x 7'7" (2.74 x 2.31)

Window to rear over looking communal gardens; recently installed kitchen with a range of matching floor and wall mounted units with work surface covering; one and a half bowl sink and drainer with mixer tap over; four ring electric hob with oven and grill; extractor hood; space and plumbing for washing machine; space for upright fridge/freezer; tiled walls.

**BEDROOM**

11'0" x 11'2" (3.35 x 3.40)

Window to front aspect.

**BATHROOM**

Frosted window to front aspect; white suite comprising panelled bath, Triton electric shower; pedestal wash hand basin; low level flush WC; fully tiled walls; tiled flooring; extractor fan.

**OUTSIDE**

Rear communal gardens.

**BURY ST EDMUNDS**

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities, including the new Arc shopping centre. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.







**LOCAL AUTHORITY & TAX BAND:**  
West Suffolk District Council. Tax Band A

**TENURE**

For sale LEASEHOLD with vacant possession upon completion. Lease term 125 years from 1994, 97 years remaining. Service charge- £1,245.42 per annum. Ground rent £10 per annum. There are no pets allowed.

**VIEWINGS**

By appointment with the Sole agents Marshall Buck.

**SERVICES**

Mains services are connected including gas, water, electricity and drainage.





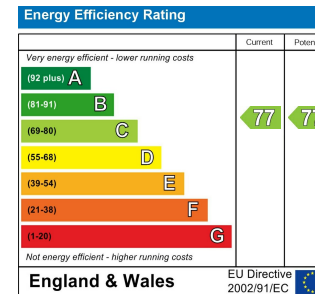
## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph



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