

FOR SALE



Langton Place, Bury St Edmunds

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £325,000 - Leasehold





- Town Centre Location
- Secure Gated Parking
- Two Double Bedrooms
- En suite Shower Room
- EPC Rating: D
- Air Conditioning
- Telecom Entry System

Picture yourself in this unique blend of contemporary comfort and historic surroundings. Enjoy the convenience of a dedicated gated parking space. With an open-plan living area, this apartment offers a stylish and spacious layout that flows effortlessly for modern living. Located within the enchanting medieval grid of Bury St Edmunds, you'll be steps away from the best shops, restaurants, and cultural spots. There is a telecom entry system leading to communal entrance and stairs. The apartment offers light and airy accommodation including open plan living room, two double bedrooms ensuite bathroom and second shower room. Is this you? Call to view

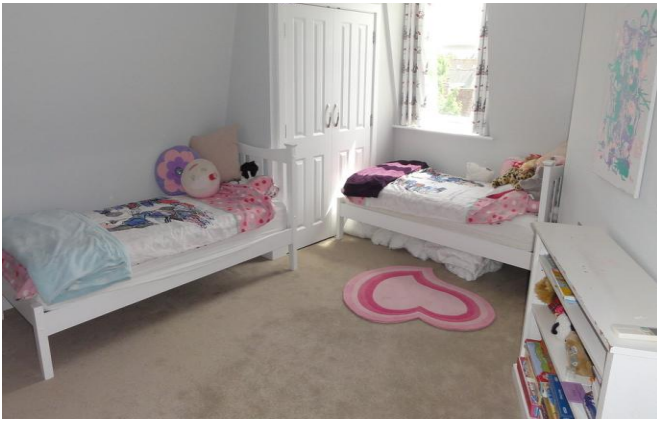
COMMUNAL ENTRANCE HALL: Telecom entry system, stairs

HALL ENTRANCE: Intercom entry and airing cupboard

OPEN PLAN LIVING ROOM: 23' 06" x 10' 04" (7.16m x 3.15m) Light and airy, with integral air conditioning, 3 windows to the front, 2 windows to the side aspects. Open plan to well equipped kitchen. Stainless steel inset 1.5 sink and drainer with mixer taps over, plenty of counter top space, with stylish cream units and drawers, feature breakfast bar housing electric flat hob with extractor over. Electric eye level oven/grill, integrated fridge/freezer, dishwasher

BATHROOM: Modern suite, with underfloor heating, heated towel rail, shower cubicle, WC, hand basin, and integrated washer/dryer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



BEDROOM 1: 14' 06" x 14' 00" (4.42m x 4.27m) (max)
Air conditioned, with integral double door storage. Door leading to:

ENSUITE BATHROOM: With underfloor heating, bath with shower over, heated towel rail, WC and hand basin

BEDROOM 2: 11' 09" x 10' 10" (3.58m x 3.3m) Air conditioned, with single door integral storage space

OUTSIDE: Fob operated electronic gate to private off road parking space in SECURE GATED CAR PARK

ENERGY PERFORMANCE RATING:D A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>

LOCATION: Bury St Edmunds is an attractive medieval market town, with a desirable range of educational and cultural amenities, including the Cathedral, and an array of other denominational churches, Theatre Royal, Abbey Gardens, cinemas, rail station, shops and schools. Stansted Airport and London are access via A11 trunk road and there is easy access to the East Coast and local towns of Cambridge, Norwich and Ipswich. The property has easy access to TOWN CENTRE, A14 and railway station

ADDITIONAL INFORMATION: Council Tax Band:

Local Authority: West Suffolk

Mains water, drains and electricity supplied

Vacant Possession on Completion

Lease

Ground rent and Management fees

AGENTS NOTE: Internal photos are not current. Both bathrooms have been refitted. New photos will be taken when the current tenants has vacated

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent. Please call Martin & Co on 01284 701511 to book a viewing



Martin & Co Bury St Edmunds

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.