



# ABBOTS GATE



*An exclusive collection of homes in the heart of Bury St. Edmunds*





# ABBOTS GATE

*A collection of apartments  
and town houses*

Abbots Gate offers the perfect balance of spacious, high quality living while being in the heart of a town bustling with energy and activity.

Propiteer Homes has carefully designed an exclusive collection of 66 new homes, consisting of 33 three & four bedroom high specification town houses and 33 studio, one & two bedroom luxury apartments.

This unique opportunity offers you the chance to purchase a bespoke, high quality property in Bury St. Edmunds, 'The jewel in the crown of Suffolk'.





*On your doorstep*

## BURY ST. EDMUNDS

Surrounded by countryside with 1,000 years of history to explore, Bury St Edmunds is the home of Saint Edmund, the original patron Saint of England.

In Medieval times, The Abbey of St Edmund was one of the richest, largest and most powerful Benedictine monasteries in England and people came from all over Europe to visit St Edmund's Shrine. The Abbey was dissolved in 1539 and Edmund's final resting place is a great mystery; some believe he is buried somewhere within the Abbey precincts!

Bury St Edmunds is known as Suffolk's foodie town with everything from award-winning fine dining to quality Suffolk home-cooked pub grub, each with their own unique atmosphere. For beer lovers, Greene King has been brewing beer in Bury St Edmunds for more than 200 years.

Shopping in Bury St Edmunds offers plenty of choice with a great mix of fantastic independents and High Street favourites. There are beautiful outdoor spaces to explore and a plentiful arts scene including theatre, live music, film and art.







# ABBOTS GATE



Just a short

# 11

minute walk into  
Bury St. Edmunds  
town centre

## Abbots Gate

# LOCAL LINKS

### By Foot

- Town Centre - 11 minute walk
- Arc Shopping Centre - 18 minute walk
- Abbey Gardens - 15 minute walk
- Hospital - 17 minute walk

### By Car

- Newmarket - 20 minute drive
- Cambridge - 43 minute drive
- Ipswich - 20 minute drive
- Sudbury - 36 minute drive

### Transport Links

- A14 - 5 minute drive
- A134 - 4 minute drive
- A143 - 7 minute drive
- Train Station - 7 minute drive / 30 minute walk\*
- Bus Station - 6 minute drive / 23 minute walk

\*Direct links to Cambridge, Newmarket & Ipswich (change at Ipswich or Cambridge for London)

### Education & Leisure

- West Suffolk College - 1 mile
- King Edward VI Grammar School - 1 mile
- Hardwick Primary School - 1 miles
- South Lee Prep School & Nursery - 1 mile
- SENDAT Priory School - 2 miles
- The Gym Group - 1 mile
- Skyliner Sports Centre - 3 miles
- Bannatyne Health Club & Spa - 4 miles







*Block A*



*Block B*



*Block E*



*Block F*



*Block C*



*Block D*



*Block G*

*Abbots Gate*

## PLOT INFORMATION

*Block A* *p 11-12* *Block E* *p 17-18*

*Block B* *p 12-13* *Block F* *p 18-20*

*Block C* *p 13-16* *Block G* *p 20*

*Block D* *p 17*



# BEDROOM BREAKDOWN

## 4 Bed Townhouses

- Block A Plot 1
- Block A Plot 2
- Block A Plot 3
- Block A Plot 4
- Block A Plot 5
- Block A Plot 6
- Block A Plot 7
- Block A Plot 8
- Block D Plot 42
- Block D Plot 43
- Block D Plot 44
- Block D Plot 45
- Block D Plot 46
- Block D Plot 47
- Block D Plot 48
- Block D Plot 49
- Block E Plot 50
- Block E Plot 51
- Block E Plot 52
- Block E Plot 53
- Block E Plot 54
- Block E Plot 55
- Block E Plot 56
- Block F Plot 59
- Block F Plot 60

## 3 Bed Townhouses

- Block F Plot 57
- Block F Plot 58
- Block F Plot 61
- Block F Plot 62
- Block F Plot 63
- Block F Plot 64
- Block G Plot 65
- Block G Plot 66

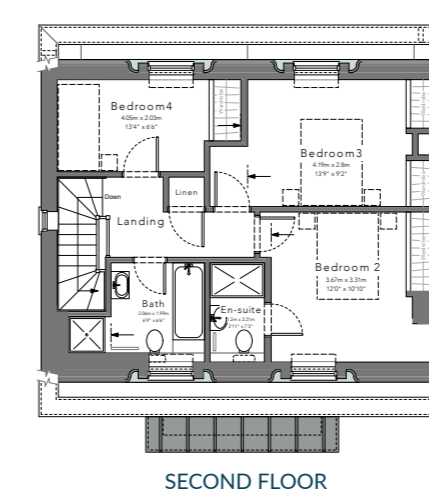
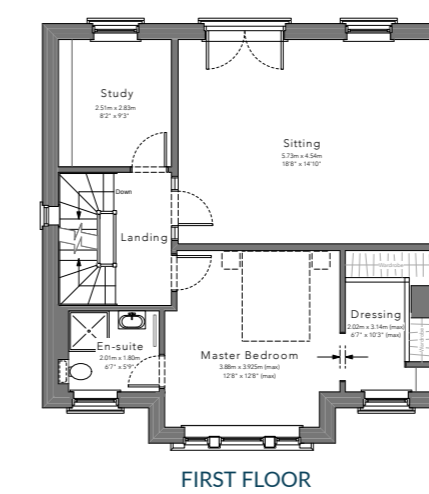
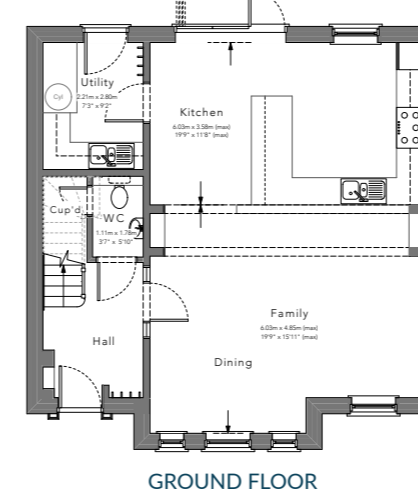
## 1 Bed Apartments

- Block B Plot 14
- Block B Plot 15
- Block B Plot 16
- Block B Plot 17
- Block B Plot 24
- Block B Plot 25
- Block C Plot 29
- Block C Plot 30
- Block C Plot 33
- Block C Plot 34
- Block C Plot 37
- Block C Plot 38
- Block C Plot 39

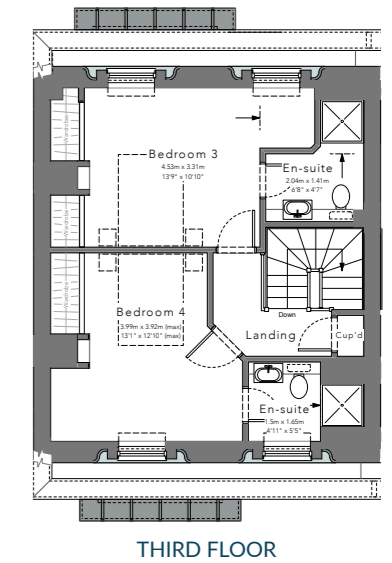
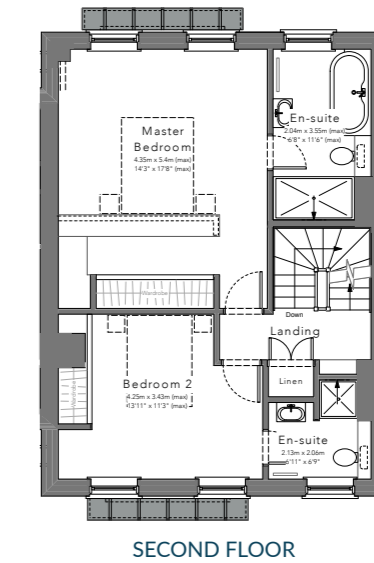
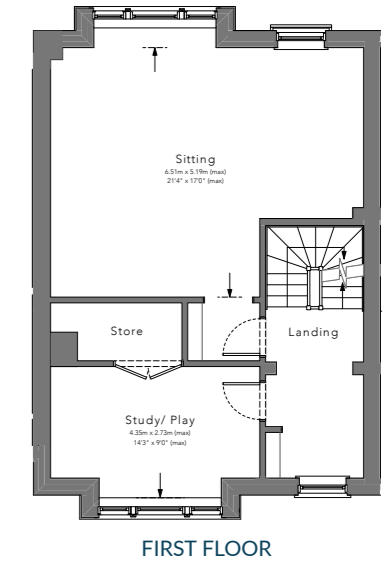
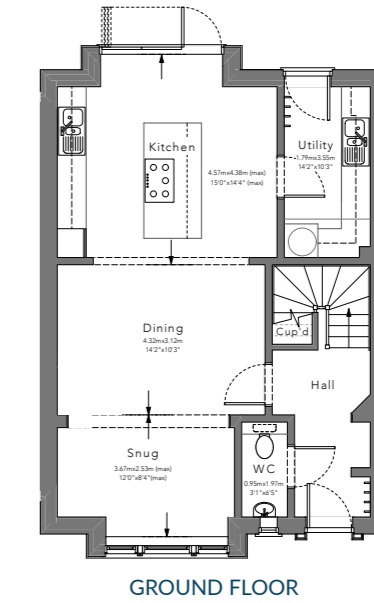
## 2 Bed Apartments

- Block B Plot 9
- Block B Plot 10
- Block B Plot 11
- Block B Plot 12
- Block B Plot 13
- Block B Plot 16
- Block B Plot 18
- Block B Plot 19
- Block B Plot 20
- Block B Plot 21
- Block B Plot 22
- Block B Plot 23
- Block B Plot 26
- Block C Plot 27
- Block C Plot 28
- Block C Plot 31
- Block C Plot 32
- Block C Plot 35
- Block C Plot 36
- Block C Plot 40
- Block C Plot 41

### Block A Plots 1 & 8\*



### Block A Plots 2, 3\*, 6 & 7\*

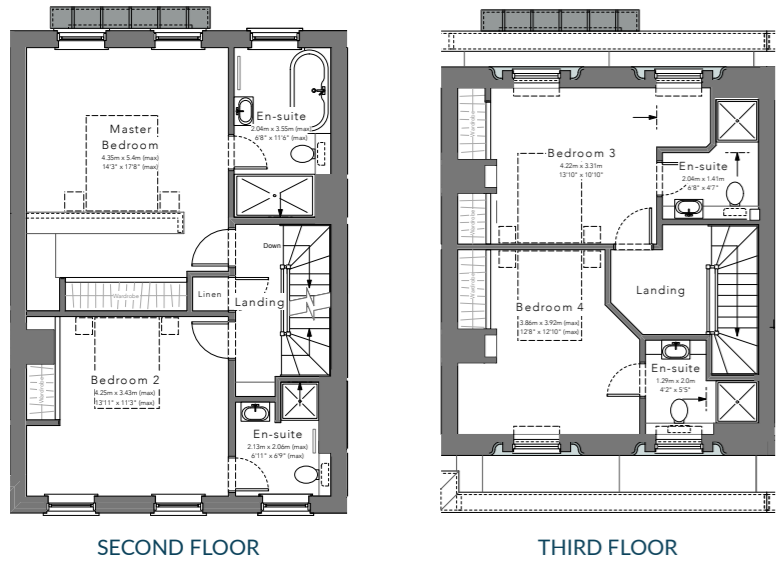
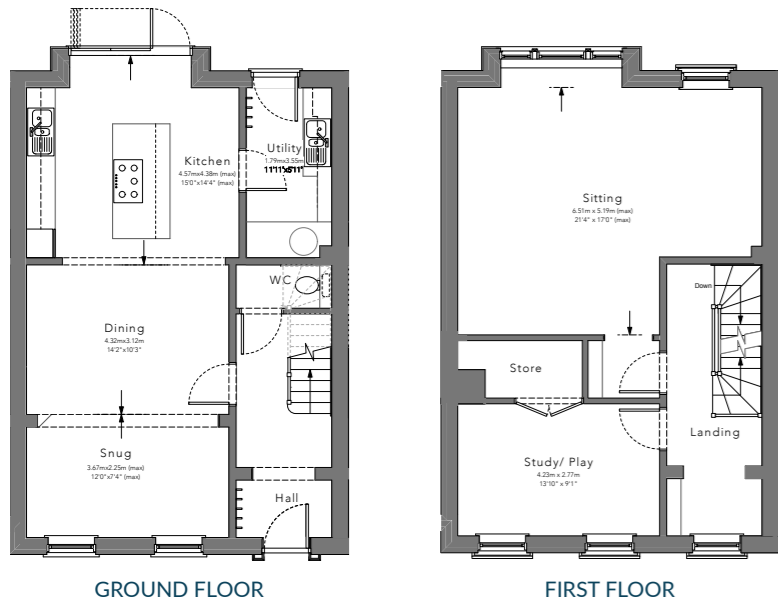


\*Plot numbers marked with \*\* indicate a mirrored plot layout.



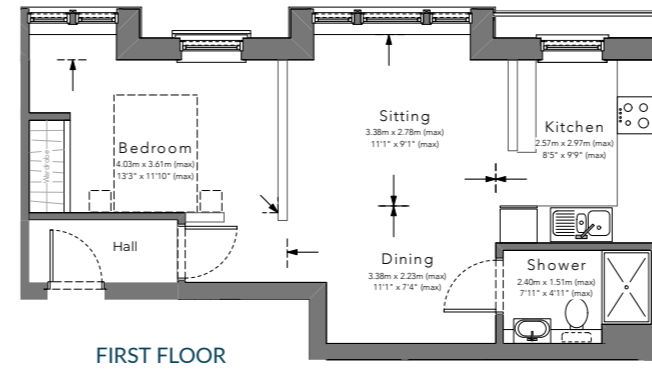
**Block A**

Plots 4 & 5\*



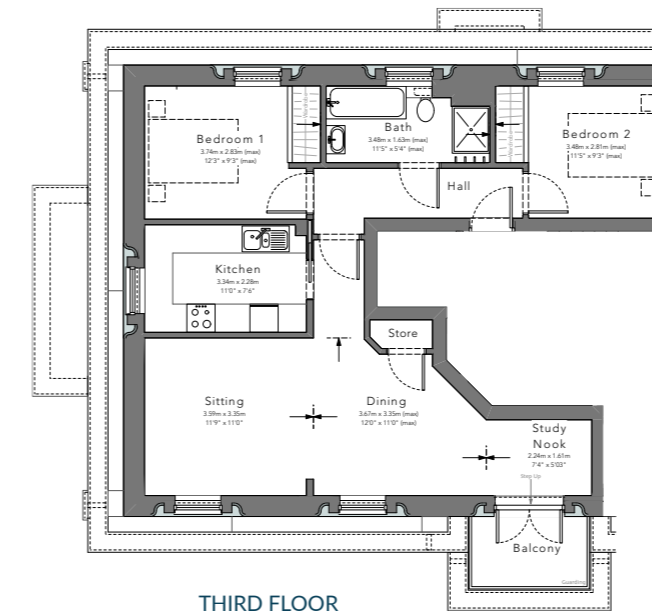
**Block B**

Plots 14 & 17\*



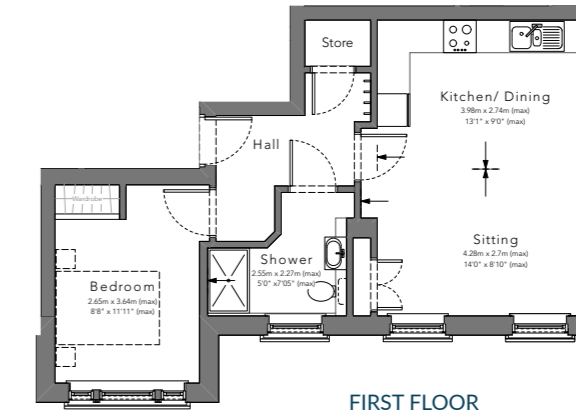
**Block B**

Plots 23 & 26\*



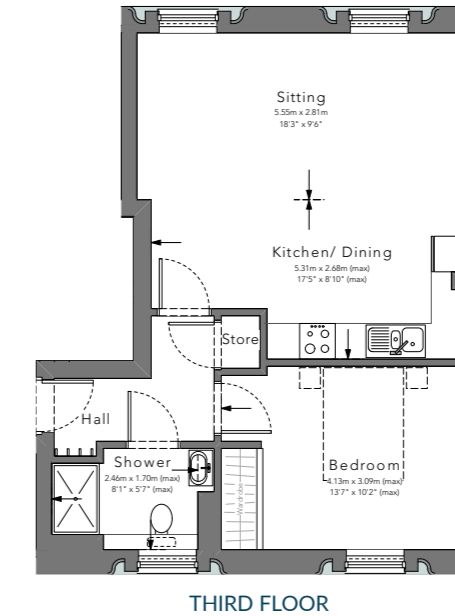
**Block B**

Plots 15 & 16\*



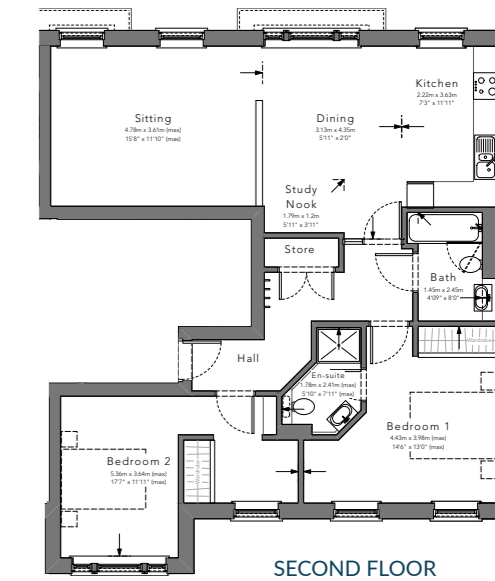
**Block B**

Plots 24 & 25\*



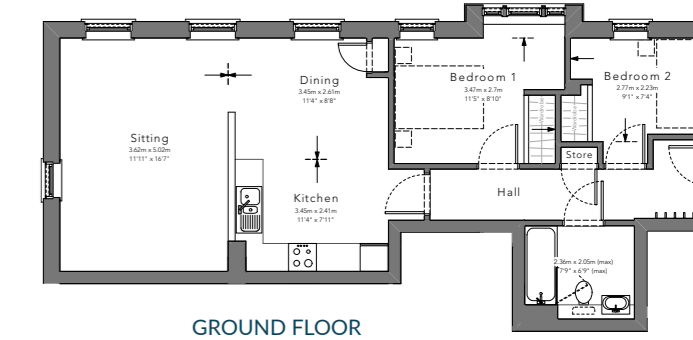
**Block B**

Plots 20 & 21\*



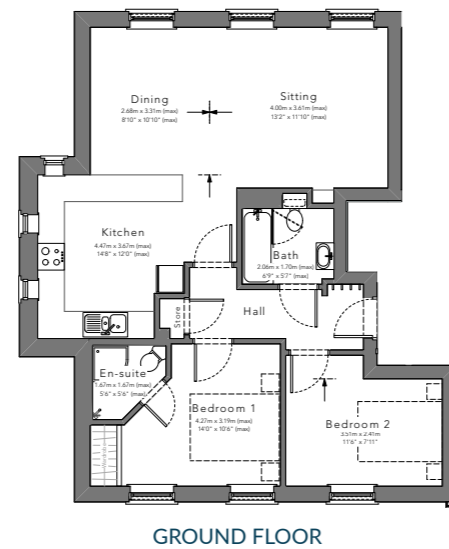
**Block C**

Plot 27



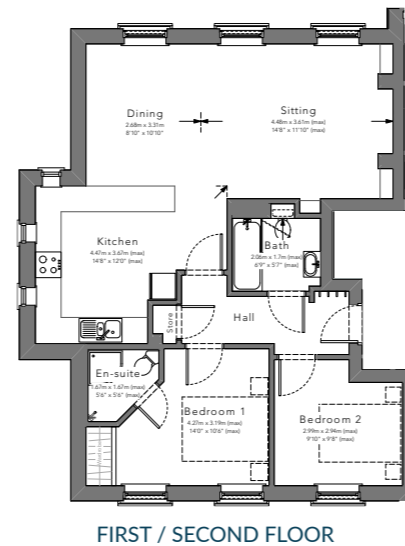
**Block B**

Plots 9 & 12\*



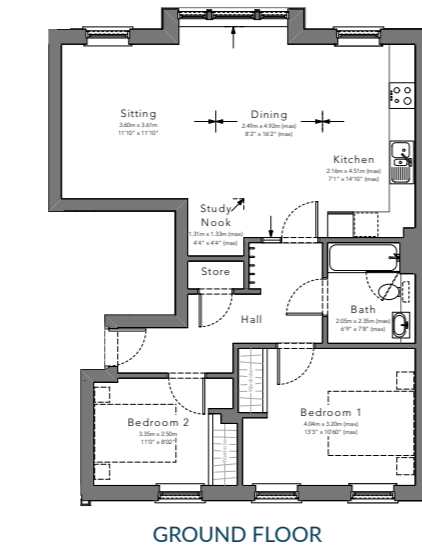
**Block B**

Plots 13, 18\*, 19 & 22\*



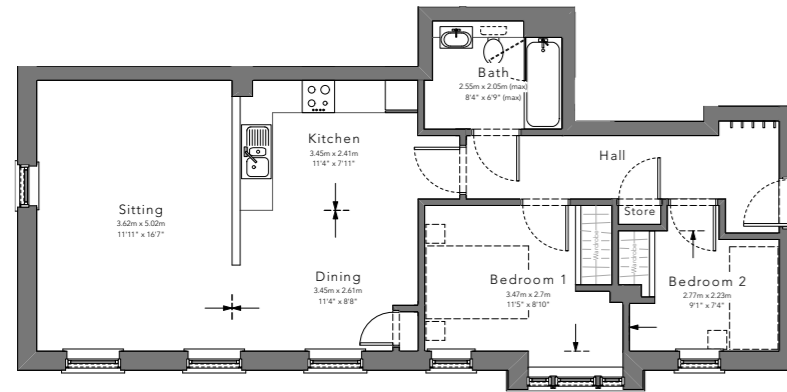
**Block B**

Plots 10 & 11\*



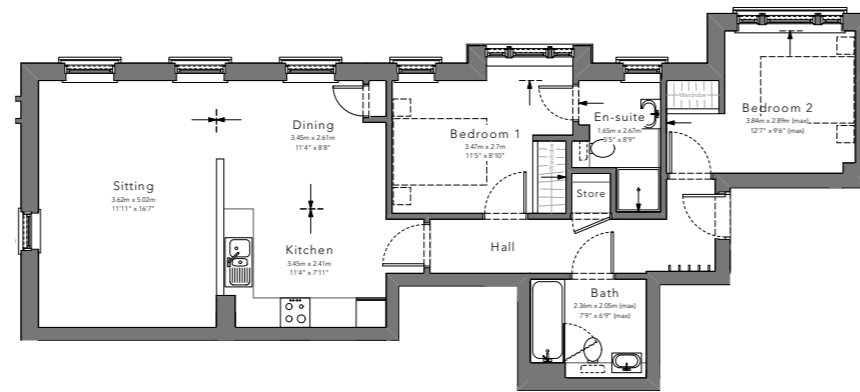


**Block C**  
Plot 28



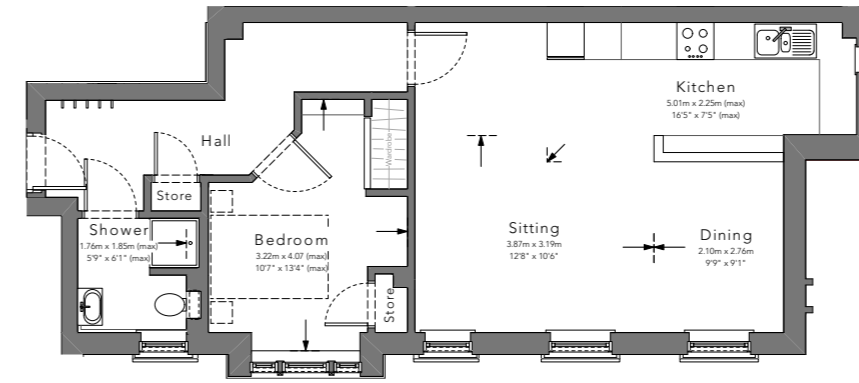
GROUND FLOOR

**Block C**  
Plot 31



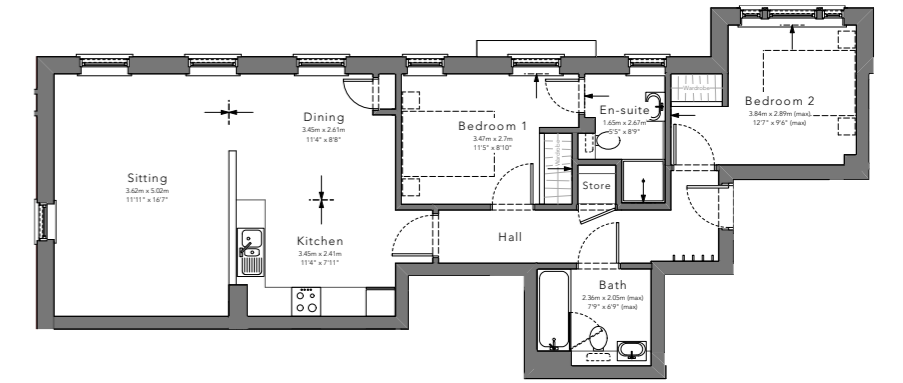
FIRST FLOOR

**Block C**  
Plots 33 & 34\*



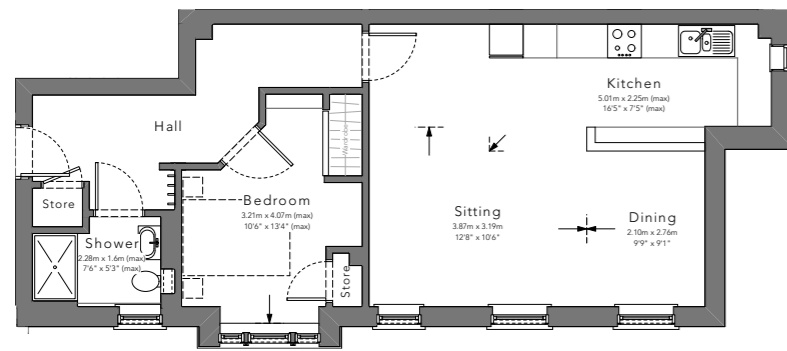
FIRST FLOOR

**Block C**  
Plot 35



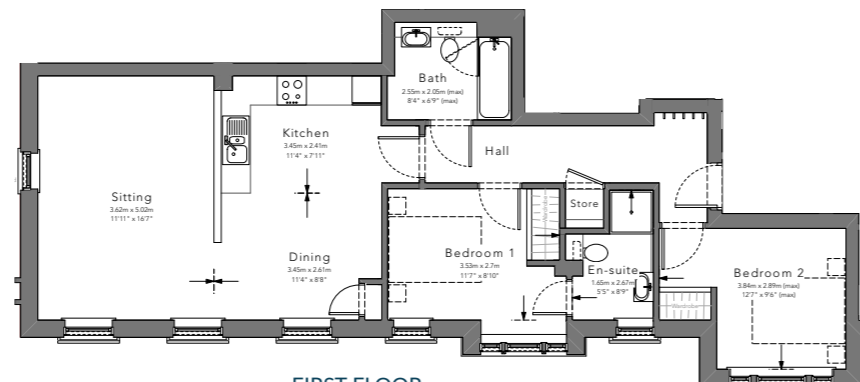
SECOND FLOOR

**Block C**  
Plots 29 & 30\*



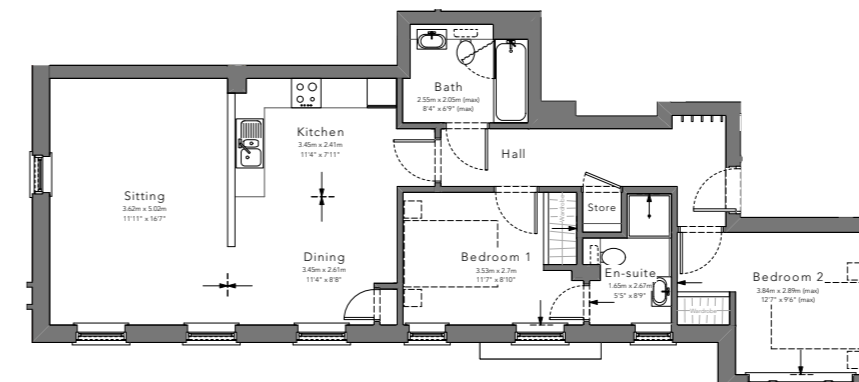
GROUND FLOOR

**Block C**  
Plot 32



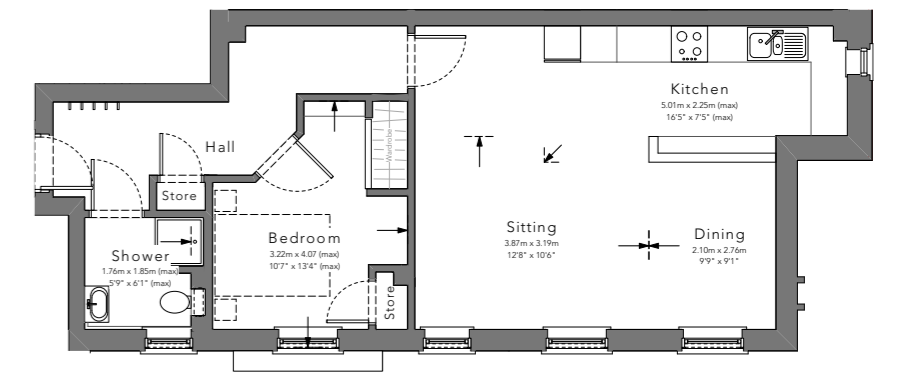
FIRST FLOOR

**Block C**  
Plot 36



SECOND FLOOR

**Block C**  
Plots 37 & 38\*

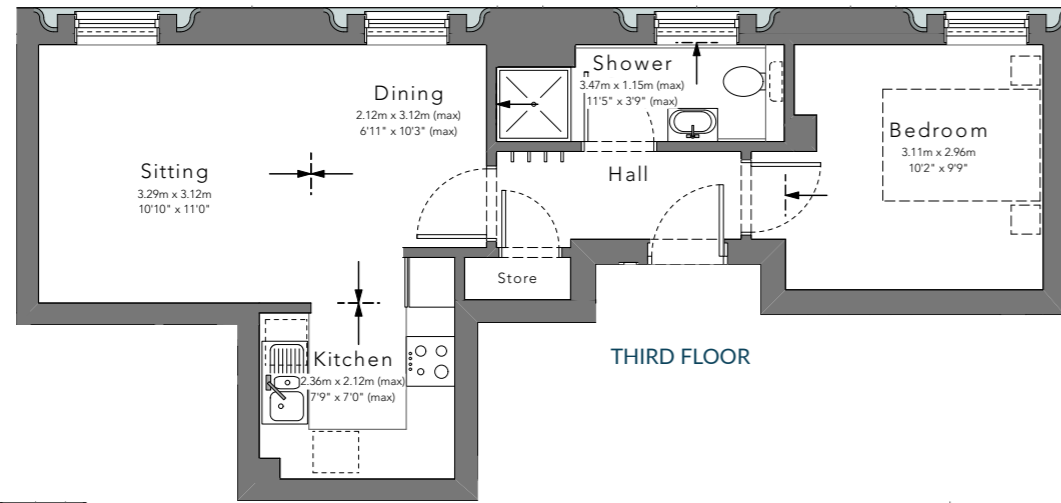


SECOND FLOOR



**Block C**

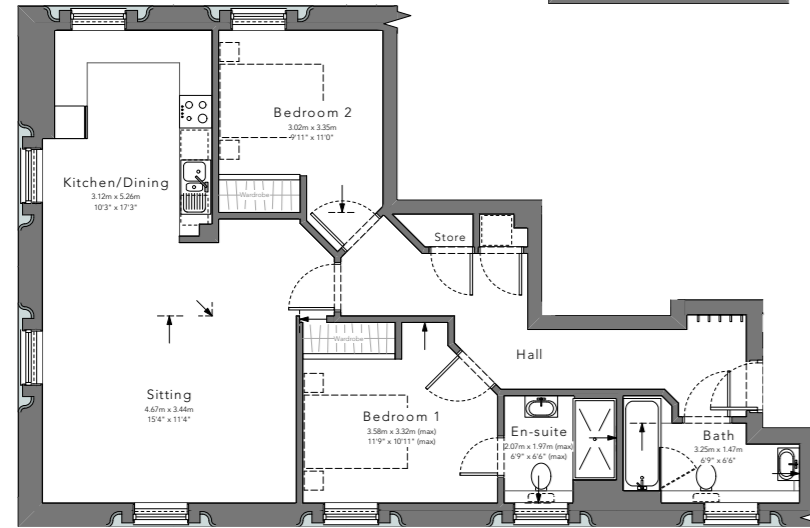
Plot 39



THIRD FLOOR

**Block C**

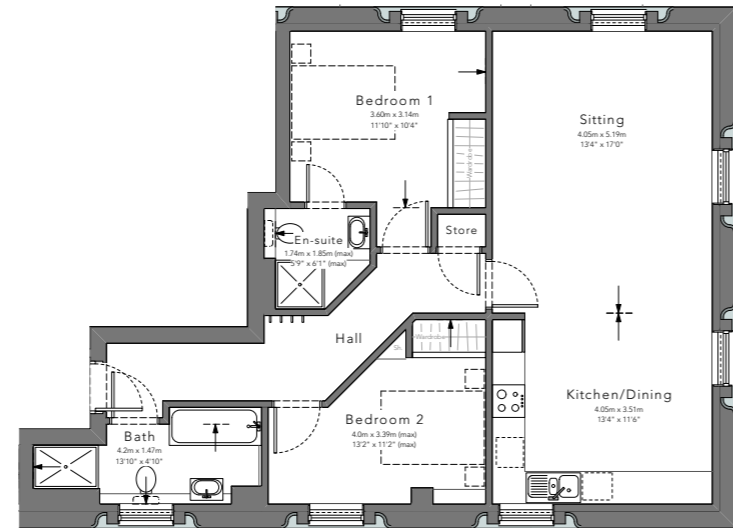
Plot 40



THIRD FLOOR

**Block C**

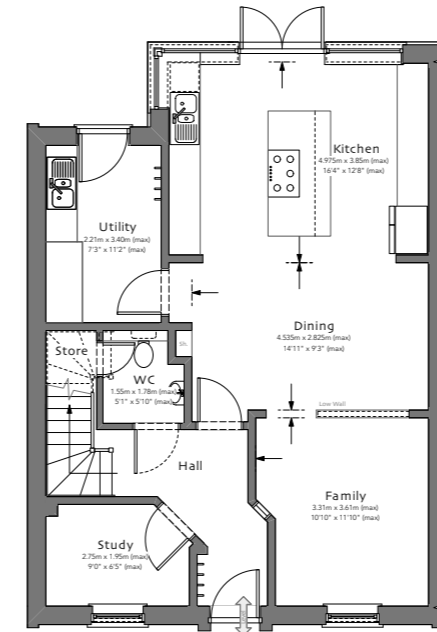
Plot 41



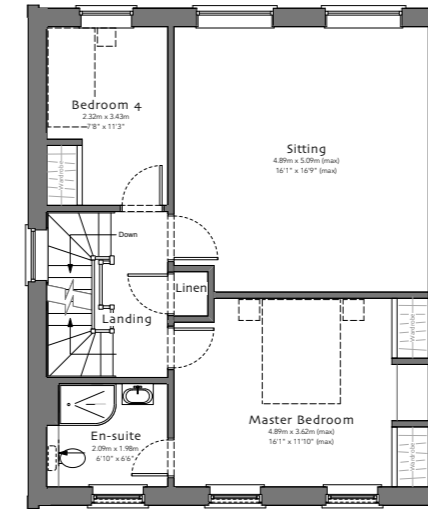
THIRD FLOOR

**Block D**

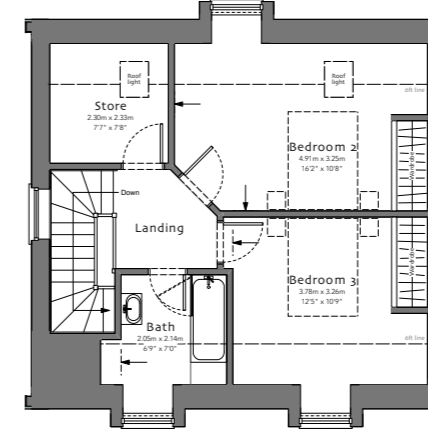
Plots 42, 43\*, 44, 45\*,  
46, 47\*, 48 & 49\*



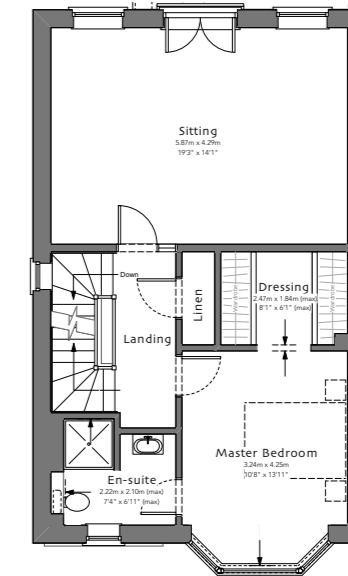
GROUND FLOOR



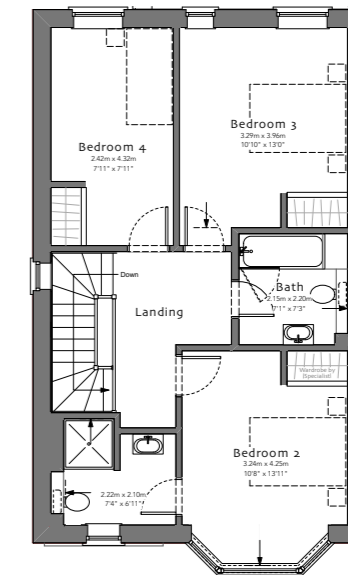
FIRST FLOOR



SECOND FLOOR



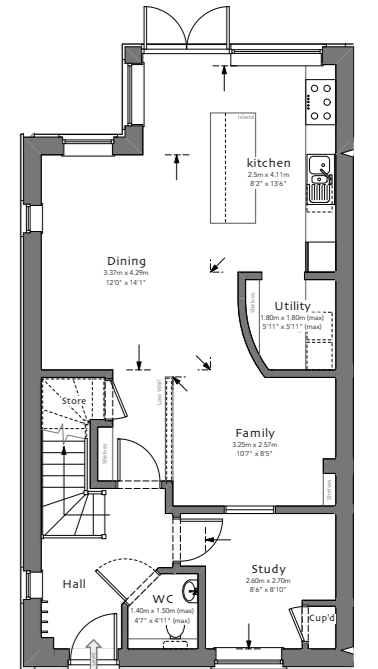
FIRST FLOOR



SECOND FLOOR

**Block E**

Plot 50

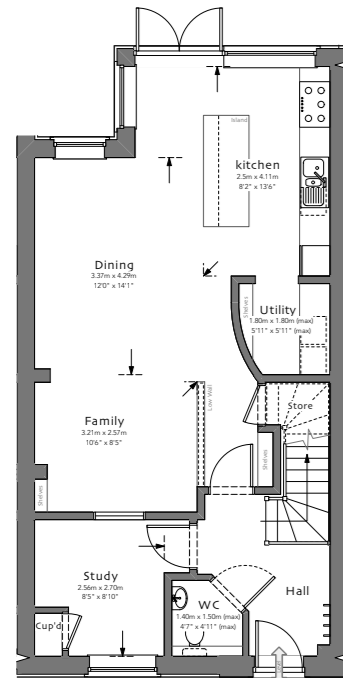


GROUND FLOOR

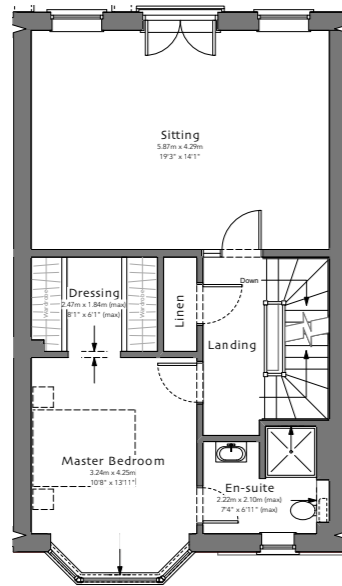


**Block E**

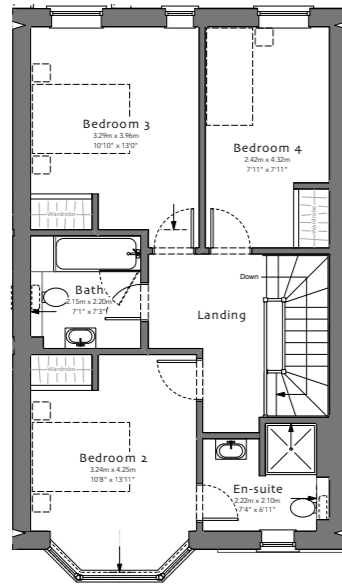
Plots 51, 52\*, 53, 54\*, 55, 56\*



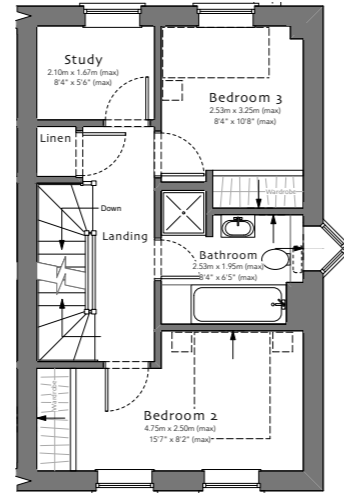
GROUND FLOOR



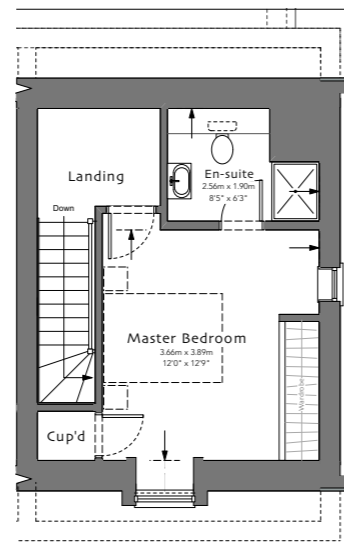
FIRST FLOOR



SECOND FLOOR



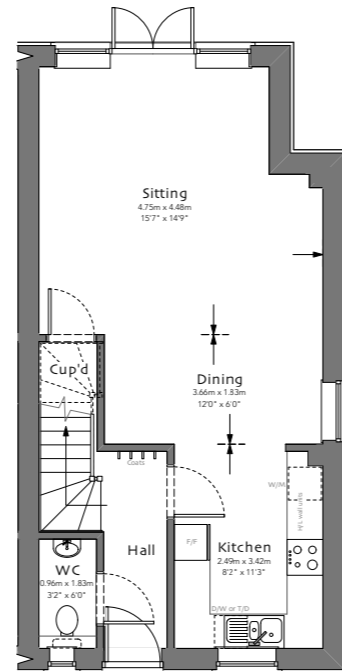
FIRST FLOOR



SECOND FLOOR

**Block F**

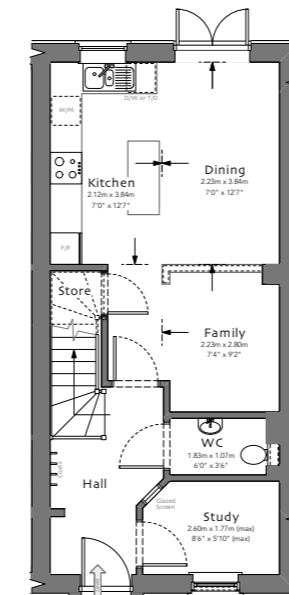
Plots 57 & 58\*



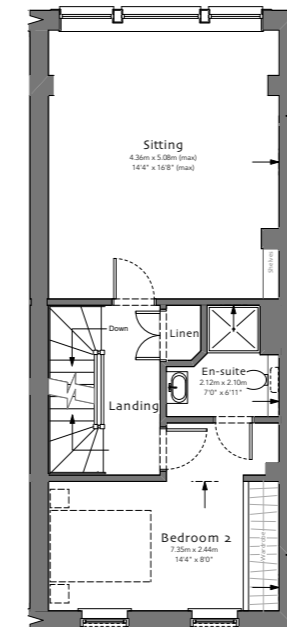
GROUND FLOOR

**Block F**

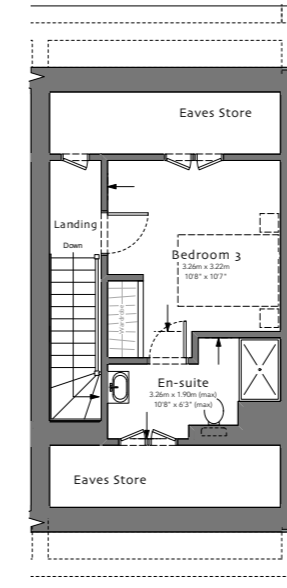
Plots 59 & 60\*



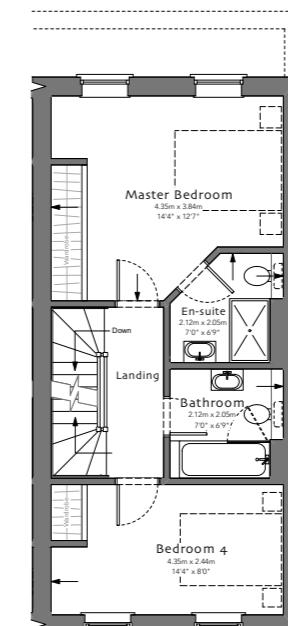
GROUND FLOOR



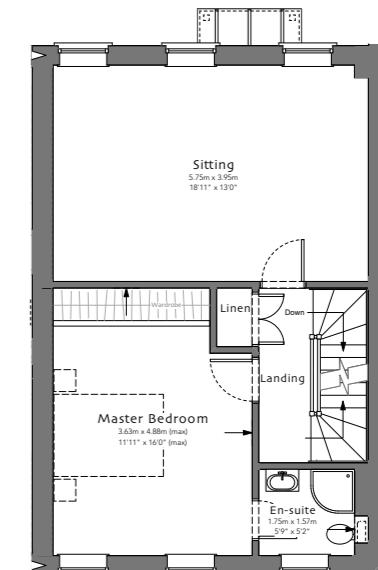
FIRST FLOOR



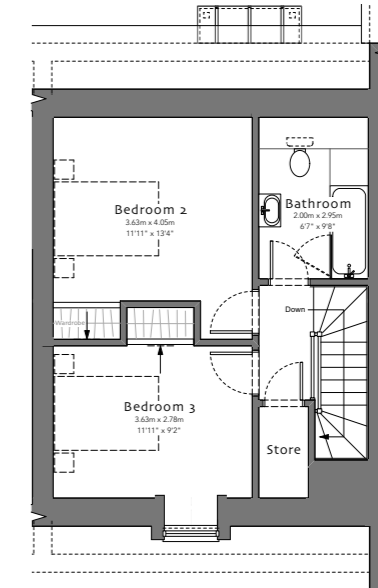
THIRD FLOOR



SECOND FLOOR



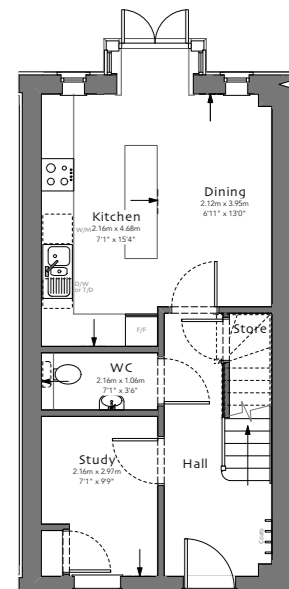
FIRST FLOOR



SECOND FLOOR

**Block F**

Plot 61



GROUND FLOOR

\*Plot numbers marked with \*\* indicate a mirrored plot layout.

Please Note: Block D, E & F end terrace units have gable windows.

Please Note: Block D, E & F end terrace units have gable windows.

\*Plot numbers marked with \*\* indicate a mirrored plot layout.



## Abbots Gate

# SPECIFICATION

### Windows & External Doors

- Windows with 20mm sealed double glazed units.
- External entrance doors with weatherstrip and British Standard multi claw locks.
- Door furniture to be contemporary chrome plated.

### Internal Doors

- Classic solid core softwood doors painted in white eggshell with contemporary chrome plated door furniture.

### Floor Finishes

- Entrance halls, kitchens and dining areas to be fitted with either engineered oak, luxury vinyl tiles or ceramic tiles.
- Recessed mat well to front entrance.
- Cloakrooms, bathrooms and en-suites to be tiled.
- Quality carpet to living room and bedroom areas with premium underlay.
- Luxury wood effect vinyl tiles to open plan living areas of apartments.

### Decoration

- Walls: Pale grey matt emulsion.
- Ceilings: White matt emulsion.
- Joinery & Mouldings: White painted eggshell
- External Joinery: Generally white painted.

### Staircase

- Softwood staircase with white painted stop chamfered balustrading.

### Wall Tiling

- Tiling generally half height in cloakroom, bathroom & en-suites. Fully tiled shower enclosure.

### Kitchens & Utility Areas

- Fully fitted bespoke kitchens with quartz worksurfaces and upstands with soft close doors in all houses. Apartments as houses with quality laminate worksurface.
- Appliances include dishwasher and washer dryer.

### Electrical Installation

- LED recessed down lighters to Kitchen, Utility, Cloakroom, Bathroom & En Suites.
- USB Chargers.
- External light fittings adjacent to front and rear entrances.
- Ceiling mounted smoke and heat detectors.

### Security & Connectivity (Apartments only)

- TV integrated reception system via communal array satellite dish including Freeview & FM radio.
- Door entry system.

### Sanitary Appliances

- Luxury branded sanitary ware in white.
- Vanity units to bathrooms and en-suites.
- Heated towel rails.

### Plumbing & Heating

- **Houses:** Underfloor heating throughout ground floor & all bathrooms.
- Radiators on all upper levels with thermostatically controlled valves.
- **Apartments:** Underfloor heating throughout with towel rails in bathrooms.
- Installation by CORGI registered plumbing contractors.

### Externals

- Houses: 2 parking spaces per plot.
- Apartments: Allocated parking.
- Provision for some electric vehicle charging points.
- Close boarded fencing between rear gardens 1.8m high.
- Turfed garden.
- Natural stone slab patio to rear garden.

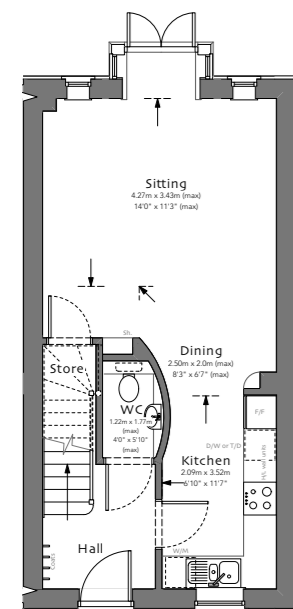
### Building Warranty

- 10 year ICW guarantee.

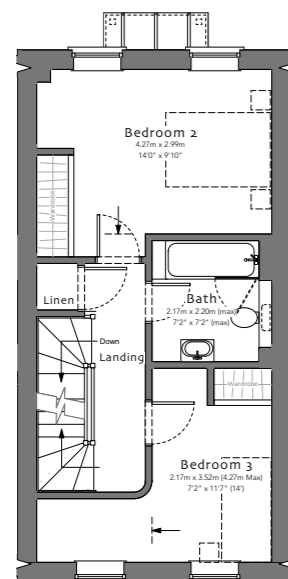
### Please Note:

The information provided is correct at the time of publish, however is subject to change at the developers discretion.

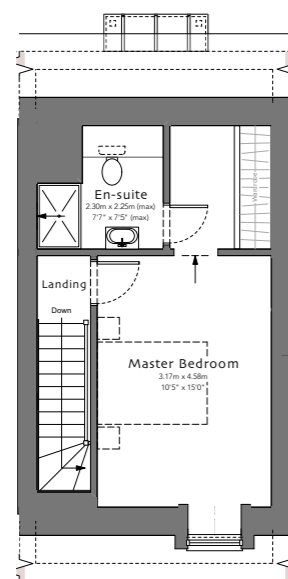
## Block F Plots 62, 63, 64\*



GROUND FLOOR

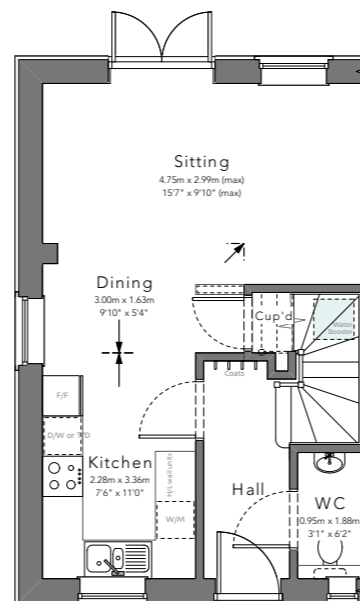


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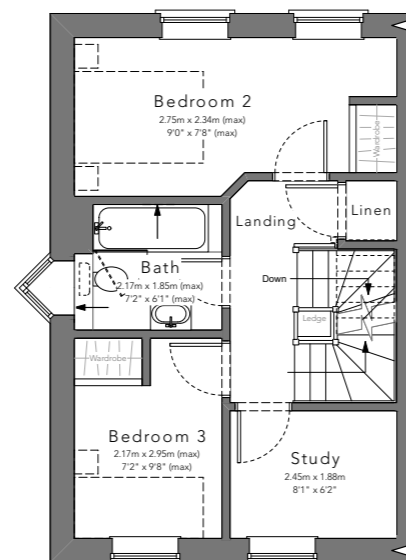


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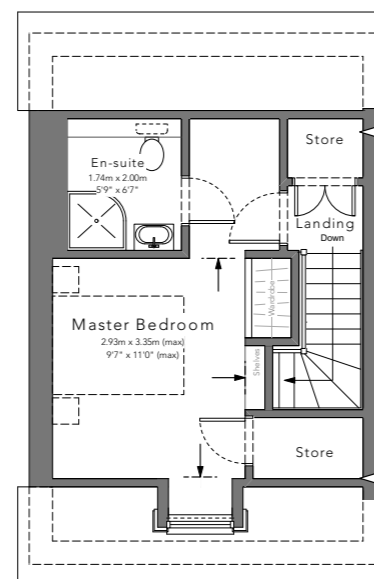
## Block G 65 & 66\*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





**Propiteer**  
HOMES 

Propiteer Homes have high end residential development projects in various stages from planning to construction across Suffolk & Essex

## AGENT INFORMATION

**Bychoice**  
ESTATE AGENTS

01284 769598 • burystedmunds@bychoice.co.uk

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[bychoice.co.uk](http://bychoice.co.uk)







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[bychoice.co.uk](http://bychoice.co.uk) • [abbots-gate.co.uk](http://abbots-gate.co.uk)

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