



Flat 15, 118 Eastgate Street  
Bury St. Edmunds, Suffolk IP33 1YQ  
Guide Price £87,000

**shires**  
residential

The property is a one bedroom first floor apartment set within an over 60's warden assisted development located within the grounds of Eastgate House. The development is situated to the eastern side of the town and is within walking distance of the town centre. The property offers accommodation comprising of:- entrance hall; sitting room; kitchen; bedroom; shower room. The property also benefits from communal gardens.

#### Entrance Hall

#### Sitting Room

15'5 x 9'5 (4.70m x 2.87m)

With window to front aspect; featuring a log-effect electric fire set in a mock-stone effect surround and mantle; double doors leading into the re fitted kitchen.

#### Kitchen

9'8 x 5'9 (2.95m x 1.75m)

With window to front aspect. A stylish kitchen with a range of matching floor and wall mounted units with work surface covering; with a one and a half bowl sink and drainer with mixer tap over; inset four ring electric hob with oven and grill under and extractor fan over; integral fridge and freezer; fully tiled walls and tiled flooring.

#### Bedroom

12'9 x 9'9 (3.89m x 2.97m)

With window to rear aspect.

#### Shower Room

Re fitted to a good standard; has a double sized fully tiled shower cubical with an electric shower; vanity wash hand basin unit; low level flush w.c.; wall mounted cupboards; fully tiled walls and tiled flooring.

#### Outside

The property benefits from 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. 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. Council Tax Band A

#### Tenure

For sale LEASEHOLD with vacant possession upon completion.

Lease term 99 years from 1989. Current monthly charges for ground rent and service charge is £266.61





### **Services**

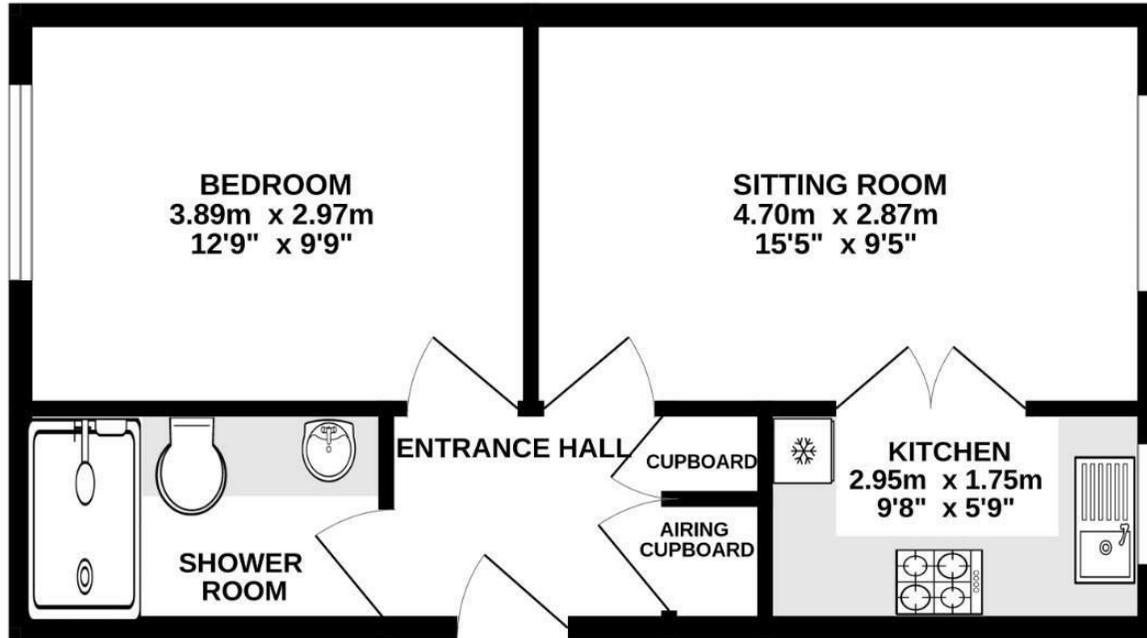
Mains services are connected including water, electricity and drainage.

### **Anti-Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



# 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	