



32 Oxlip House Airfield Road  
Bury St. Edmunds, Suffolk IP32 7RH  
Offers In Excess Of £150,000

**shires**  
residential

Shires are pleased to offer for sale this apartment which is located on the first floor of this purpose built retirement complex for the over 55's located on the Eastern outskirts of Bury St Edmunds town centre. The apartment is at the rear of the complex overlooking a quiet cul de sac location. The property offers well presented accommodation including Entrance Hall, Living/Dining Room, Kitchen, two Bedrooms, Shower Room, Cloakroom, Storage Cupboard. The apartment is also one of the few two bedroom flats in the complex with a balcony adjoining the Living Room. The property benefits from many communal facilities including well laid out gardens and communal parking area, large communal lounge, dining room, hairdressers, small shop and beautician. There are many activities that residents can take part in if they chose. 75% SHARED OWNERSHIP WITH NO RENT TO PAY.

### **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 & Council Tax Band:**

West Suffolk District Council. Council Tax Band B

### **Tenure:**

For sale LEASEHOLD with vacant possession upon completion.

The current service charge is £691.14/month (This charge includes heating, electricity and water). There is also an additional care charge which is currently £154.20/week.

This made up of two components, the core care charge which covers a 24/7 alarm and response system from onsite carers of £61.56/week and an hourly care charge of 23.16/hr with a minimum requirement of 4 hours per week. These hours can be used for a variety of purposes included cleaning and laundry.

The sale is for a 75% share of the leasehold flat which has 112 years left on the lease. The Housing Association retain the other 25% on all properties within the complex in order for the flats to be 'affordable' although there is no rent chargeable on this share.

### **AGENTS NOTE**

Prospective purchasers' need to be approved by both the housing association (Bedford Pilgrims Housing Association) and the care company (Order of St John's Care Trust)

### **Viewings:**

By appointment with the Sole agents Marshall Buck Ltd.

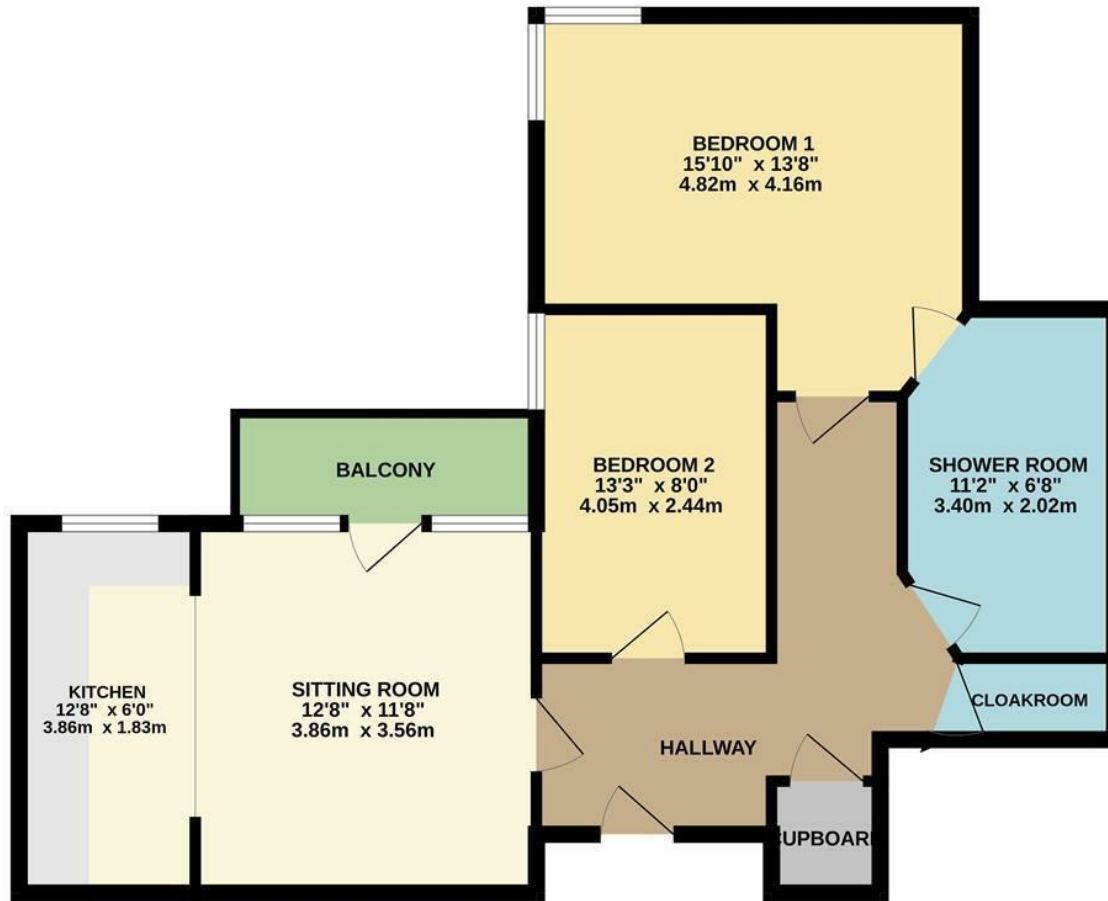
### **Anti-Money Laundering Regulations**

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  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

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		82	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	

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