



65 Forum Court
Bury St. Edmunds, Suffolk IP32 6AR
Guide Price £155,000

shires
residential

Shires are pleased to offer for sale this apartment located in the gated Forum Court complex which is on the northern side of the town centre close to amenities including a large Tesco's, the train station and within walking distance of the town centre itself. The apartment is approached via a spacious Entrance Hall with a cloaks cupboard, Double Bedroom, Sitting Room with french doors opening to the Juliet balcony, Kitchen & Bathroom. The apartment has an allocated parking space and also visitor parking spaces which are accessed through security gates.

Entrance Hall 14'5" x 9'7" maximum

Sitting Room 14'9" x 12'5"

Kitchen 10'10" x 5'4"

Bedroom 10'11" x 9'10"

Bathroom

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 A

Tenure:

For sale LEASEHOLD with vacant possession upon completion.

Lease commencing from 2006 for 200 years

Service Charge £1500 pa Ground Rent £200 pa

Services:

Mains services are connected including water, electricity and drainage.

Viewings:

By appointment with the Sole agents Shires Estate Agents Ltd

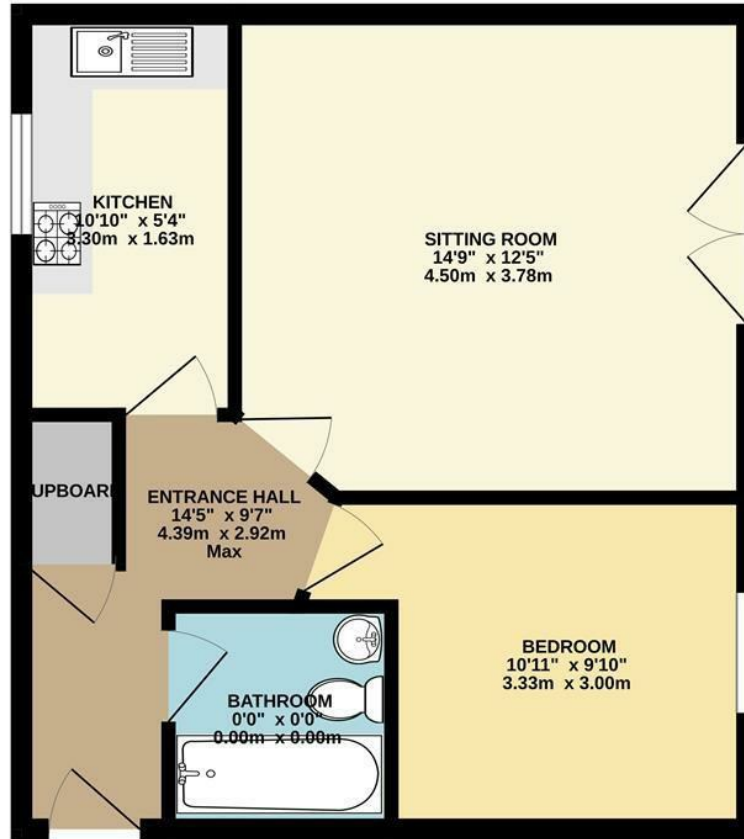
Anti-Money Laundering Regulations

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
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.1 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		80	85
(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	