



**9 Oast Court, Southgate Street
Bury St. Edmunds, IP33 2AN
Offers In Excess Of £175,000**

shires
residential

Shires Residential sales are delighted to offer for sale this chain free, two double bedroom apartment which is ideally located, being a short walking distance to Bury St Edmunds town centre. It offers light and airy accommodation comprising open planned living area with a stylish kitchen, two double bedrooms, a re-fitted bathroom. The property also benefits from an allocated under ground parking space, there is also a visitors parking area.

Communal entrance with stairs leading up to the apartment. Door opening into

ENTRANCE HALL

Doors leading off to the accommodation.

OPEN PLAN LIVING AREA

21'3 x 9'9 (6.48m x 2.97m)

Two windows to front aspect, making it a light and airy room.

STYLISH CONTEMPORARY KITCHEN AREA

BEDROOM ONE

12' x 8'1 (3.66m x 2.46m)

Window to the rear aspect.

BEDROOM TWO

10'6 x 7' (3.20m x 2.13m)

Window to front aspect. Built in cupboard.

BATHROOM

This has been re-fitted to a stylish contemporary standard. Window to side aspect. 'P' shape bath with shower over. Sink and low level flush WC.

OUTSIDE

Underground allocated parking space.

AGENT'S NOTE

The property has electric heating.

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. Lease has 116 years remaining

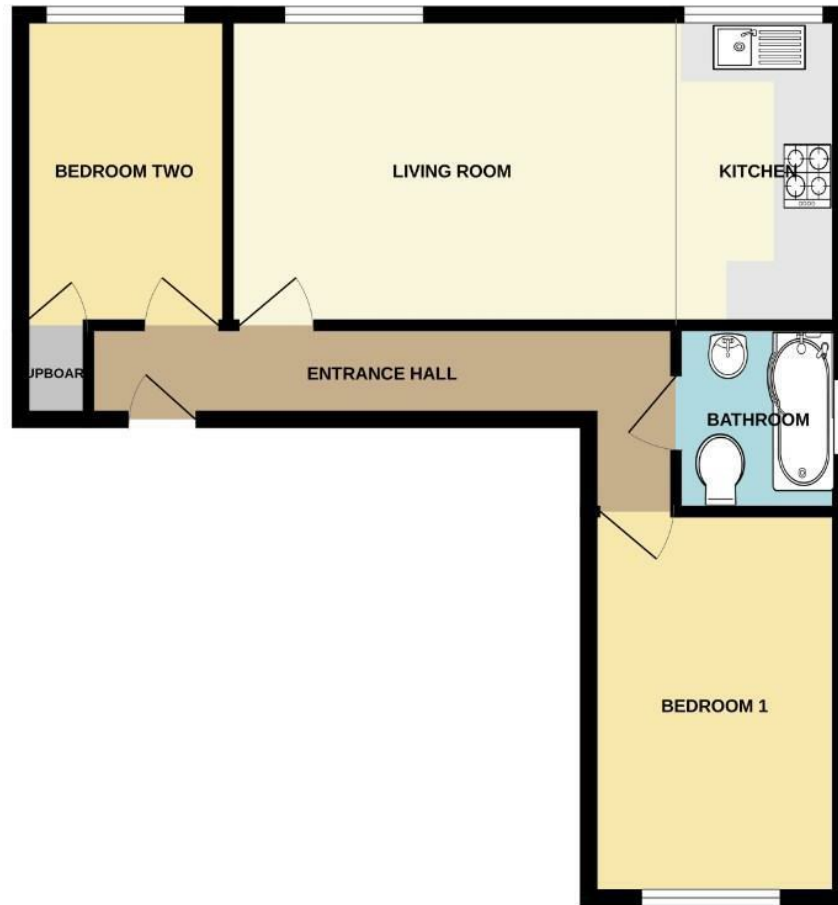
Service Charge £1024.87 Ground Rent £50.00

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			
(69-80) C		71	80
(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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