



**37 Cross Penny Court Cotton Lane**  
**Bury St. Edmunds, Suffolk IP33 1XY**  
**Guide Price £190,000**

**shires**  
residential

A spacious well presented one bedroom second floor apartment in this exclusive development of 56 apartments for the over 70's. The purpose built retirement complex has the benefit of 24 hour on-site staffing and is located a within a short walk to the town centre. The complex has the benefit of attractive communal gardens, a residents lounge, restaurant and activities room. There is also the possibility of renting a car parking space subject to availability. Accommodation comprises Entrance Hall, Sitting Room, a stylish modern kitchen, double Bedroom and large Bathroom

#### Entrance Hall

with electric remote controlled front door, intercom and access panel, two good size storage cupboards

#### Sitting/Dining Room

19'5"max x 14'2"

a good size room with window to the side aspect

#### Kitchen

14'1" x 6'8"

with a good range of wall and base units, electric oven, electric hob and extractor, integrated fridge/freezer, space and plumbing for slimline dishwasher and washer/dryer.

#### Double Bedroom

17'2" x 9'6"

with fitted wardrobes

#### Bathroom/Shower Room

with wash hand basin in a vanity unit, wc, bath and separate walk in shower.

#### Communal Areas

- 24 Hour on-site staffing for peace-of-mind
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the on-site CQC registered care agency
- Table service restaurant
- Homeowners lounge - with audio visual equipment
- Beautifully landscaped gardens with mature beds and borders, large patio area and lawned area.

#### 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.

#### Services

Mains services are connected including water, electricity and drainage.



**Tenure**

For sale LEASEHOLD with vacant possession upon completion. The lease has a term of 125 years from 2014. The current ground rent is £500 per annum and the Service charge is £778.84 per month. A new homeowner is required to meet the estate manager to ensure they comply with the criteria before a sale can complete.

**Local Authority & Council Tax Band**

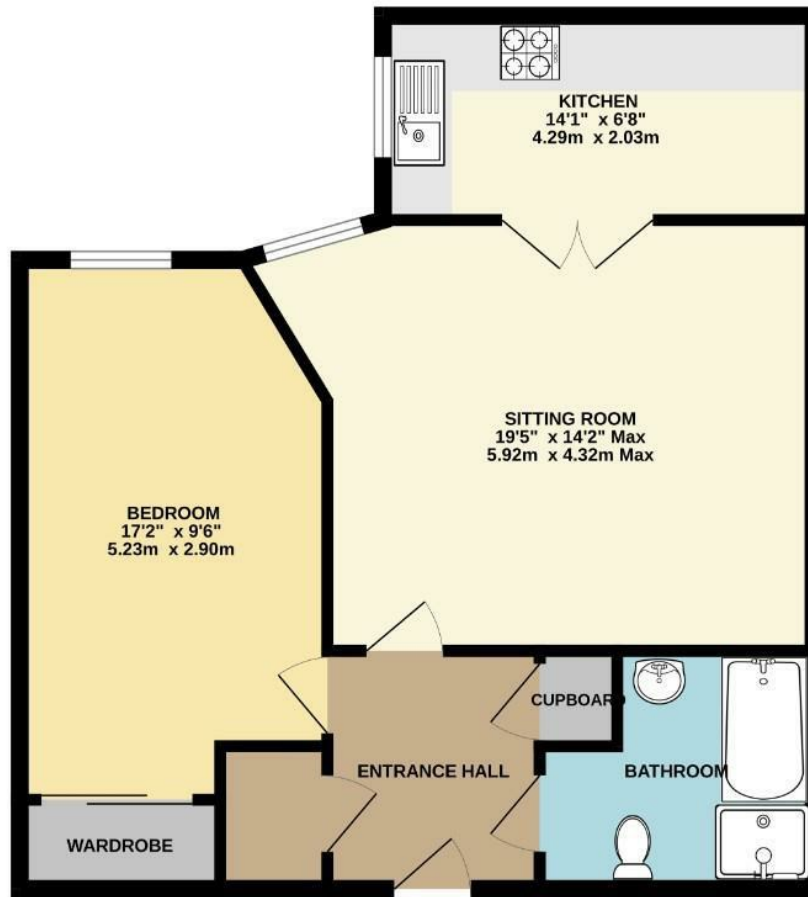
West Suffolk District Council. Council Tax Band B

**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  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX  
Tel: 01284 760770  
bury@shiresresidential.com  
www.shiresresidential.com

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