



3 Kings Mews
Bury St. Edmunds, Suffolk IP33 3AE
Guide Price £450,000

shires
residential

A beautifully presented three double bedroom split level maisonette which is located in the heart of the town set within an exclusive gated modern development with parking. Entrance to the property is via the front door which opens into the entrance hall where you have a door to bedroom one with en-suite and double doors opening out to the balcony terrace. There is also a door to utility room/cloakroom and then a door that takes you through to the open plan living which consists of the living area/dining room and kitchen, double doors open out onto the balcony terrace. On the first floor you have a further two double bedrooms and a separate bathroom and large landing. We would strongly recommend viewing this property to fully appreciate its superb location and the accommodation that is on offer for sale.

It is a gated access by intercom that leads to a open stairwell which takes you up to the first floor maisonette in the heart of the town centre which opens into entrance door to:

ENTRANCE HALL

Video intercom system. Stairs rising to the first floor. Doors to:

OPEN PLAN LIVING AREA

23'7 x 17'8 max narrowing to 14'1 (7.19m x 5.38m max narrowing to 4.29m)

This is a fantastic room. Two windows to front aspect. Contemporary wall mounted gas fire. Large dining room area where there are double doors that lead out to the rear terraced balcony. Kitchen area a range of matching wall and floor mounted units with a work surface covering. One and a half bowl sink drainer with mixer tap over. A Neff four ring gas hob with oven and grill under. Integral fridge and freezer and dishwasher. Tiled flooring.

UTILITY/CLOAKROOM

Low level flush WC and wash hand basin with splashback tiles. Work surface with sink, drainer and mixer tap with double cupboards under. Wall mounted units. Space and plumbing for washing machine. Space for tumble dryer.

BEDROOM TWO

14' x 10'9 (4.27m x 3.28m)

Double doors to terraced balcony. Door to:

EN-SUITE

A fully tiled mains shower, pedestal hand wash basin and low level flush WC. Wall mounted heated towel rail. Extractor fan.

FIRST FLOOR

LANDING

Window to rear aspect. Doors to:

BEDROOM ONE

15'1 x 11' (4.60m x 3.35m)

Dual aspect with window to front and rear.

BEDROOM THREE

10'7 x 10' (3.23m x 3.05m)

Window to rear aspect. Loft access.





BATHROOM

Frosted window to front. White suite comprising panelled bath, pedestal wash hand basin and low level flush WC. Fully tiled shower cubicle with mains shower. Wall mounted heated towel rail.

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 gas, water, electricity and drainage. Gas central heating

Tenure:

For sale LEASEHOLD with vacant possession upon completion. The property has a 999 year lease commencing on 01.04.2006. The current ground rent is £180 per annum and the current service charge is £161.88 pm (£1942.56 per annum)

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band D

Anti Money Laundering Regulations

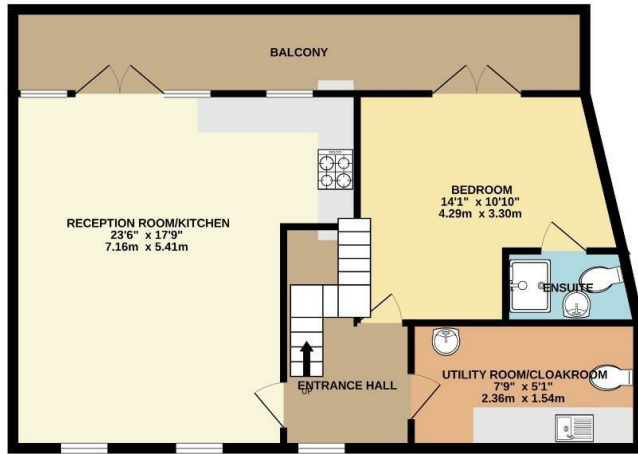
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy 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.

OUTSIDE - FRONT

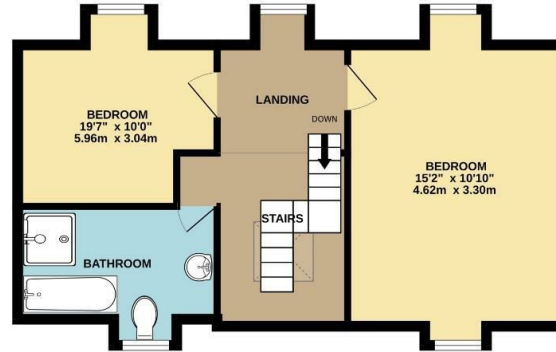
We understand there is a useful storage shed located to the front of the property.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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			
(69-80) C		76	76
(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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