



42 Cross Penny Court Cotton Lane
Bury St. Edmunds, Suffolk IP33 1XY
Guide Price £185,000

shires
residential

A spacious one bedroom third floor apartment with superb views over the landscaped rear gardens of Cross Penny Court as well as the Abbey Gardens and Cathedral Tower. This purpose built retirement complex is exclusively for the over 70's with 24 hour on-site staffing is located a within a short walk to the town centre. Accommodation comprises;- Entrance Hall, Sitting Room, a stylish modern kitchen, double Bedroom and large Bathroom with walk in shower.

ENTRANCE DOOR

Opening into into the entrance hall.

ENTRANCE HALL

Built in cupboard housing the water cylinder, fuse box and metres; door into the sitting / dining room, bedroom and bathroom.

SITTING/ DINING ROOM

25'6" x 10'9" maximum measurement

Window to rear aspected over looking the beautiful landscaped communal rear gardens, Abbey Gardens and Cathedral Tower; double doors leading into the kitchen.

KITCHEN

7'9" x 6'1"

Window to rear aspect; a range of modern matching wall and floor mounted units with work surface covering; four ring electric hob with extractor fan over; eye level oven and grill; built in fridge/ freezer; one and half bowl sink and drainer; part tiled walls; tile flooring.

BEDROOM

13'5" x 10' to wardrobe face

Window to rear aspected over looking the beautiful landscaped communal rear gardens and Cathedral Tower; built in floor to ceiling mirror fronted wardrobe with hanging rail and shelving.

BATHROOM

Walk in mains shower; low level flush WC; floating contemporary vanity wash hand basin unit with cupboards below; the bath is under the storage cupboard and can be easily re-installed; fully tiled walls; extractor fan; wall mounted heated towel rail.

COMMUNAL AREAS & GARDENS

- 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.

Local Authority & Council Tax Band:

West Suffolk Council. Council Tax Band B

Services:

Mains services are connected including water, electricity and drainage.

Tenure:

For sale LEASEHOLD with vacant possession upon completion. Lease term 125 years from 2014.

Service Charge £778 pcm, which includes personal 24 hour alarm system, communal electricity (including use of the laundry), 1 hour of domestic assistance per week, subsidised 3 course lunch with table service, outside window cleaning, gardening. Annual ground rent approx £435.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(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	

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

