



## Maltings Way, Bury St Edmunds, Suffolk, IP32 6EY

Rent - £1,050 PCM      Deposit - £1,211

A well presented, modern spacious, first floor apartment located in a popular setting within close access to the train station, town centre and all the local amenities. The property has recently undergone an improvement programme to include a new kitchen and general redecoration. The bathrooms and the boiler were both replaced in 2021. The accommodation comprises Entrance Hall, Sitting/Dining Room with opening to Kitchen, Master Bedroom with En Suite Shower Room, 2nd Bedroom, Bathroom. The property benefits from gas fired central heating, UPVC glazing & allocated parking space. Contact us to arrange a viewing.

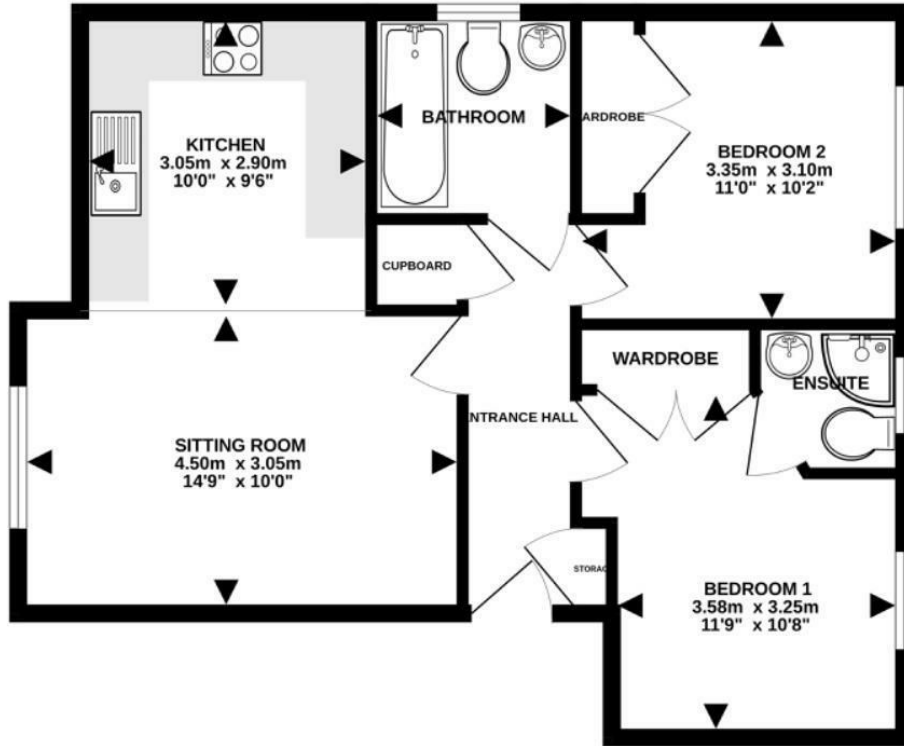
- FIRST FLOOR APARTMENT
- HALLWAY, BATHROOM
- MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER
- BATHROOM
- LOCATED CLOSE TO THE TRAIN STATION & TOWN CENTRE
- NEWLY REFURBISHED ACCOMMODATION
- NEWLY FITTED OPEN PLAN KITCHEN, SITTING ROOM/DINING ROOM
- FURTHER SECOND DOUBLE BEDROOM WITH FITTED WARDROBES
- GAS CH, EPC 80, B, ALLOCATED PARKING
- AVAILABLE NOW



Council Tax Band: B - EPC Rating: C 80



# 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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