

25 Oxlip House Airfield Road - 75% Shared Ownership

Bury St. Edmunds Suffolk IP32 7RH

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

75% Shared Ownership £130,000

Features

- FIRST FLOOR APARTMENT
- 75% SHARE
- COMMUNAL FACILITIES
- ENTRANCE HALL
- KITCHEN
- SITTING ROOM
- BEDROOM
- BATHROOM
- BALCONY

Situated within Oxlip House, a purpose built complex for the over 55's, complete with extra care scheme and communal facilities. The apartment comprises of an entrance hall, sitting room with delightful balcony, kitchenette, bedroom and an en-suite. Residents share the advantage of communal lounge, shop, laundry, hair salon, cinema room and guest accommodation.

Opened in October 2010 this modern building comprises 52 one and two bedroom luxury apartments designed for independent living with the reassurance of 24-hour planned care and emergency response support from Oxlips trained and friendly care team.

To qualify for the apartment, applicants will be subject to a care assessment from Oxlip House.

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.

Tenure:

For sale LEASEHOLD with vacant possession upon completion.
125 years from and including 7 February 2011 - 112 years remaining
Service charge £507.92
Estate charge £53.76
Buildings insurance £12.32
Management fee £37.66
Reserve fund payment £184.69
Total monthly payment excluding rent £796.35

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band A

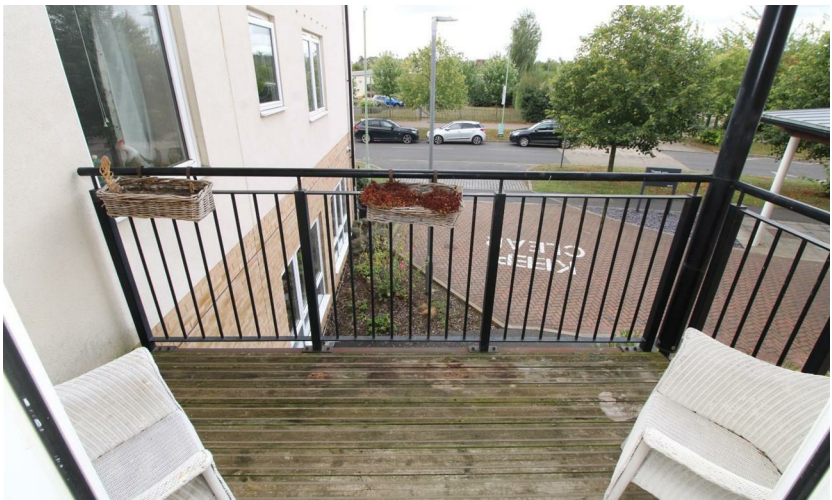
Services:

Mains services are connected including water, electricity and drainage.

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.

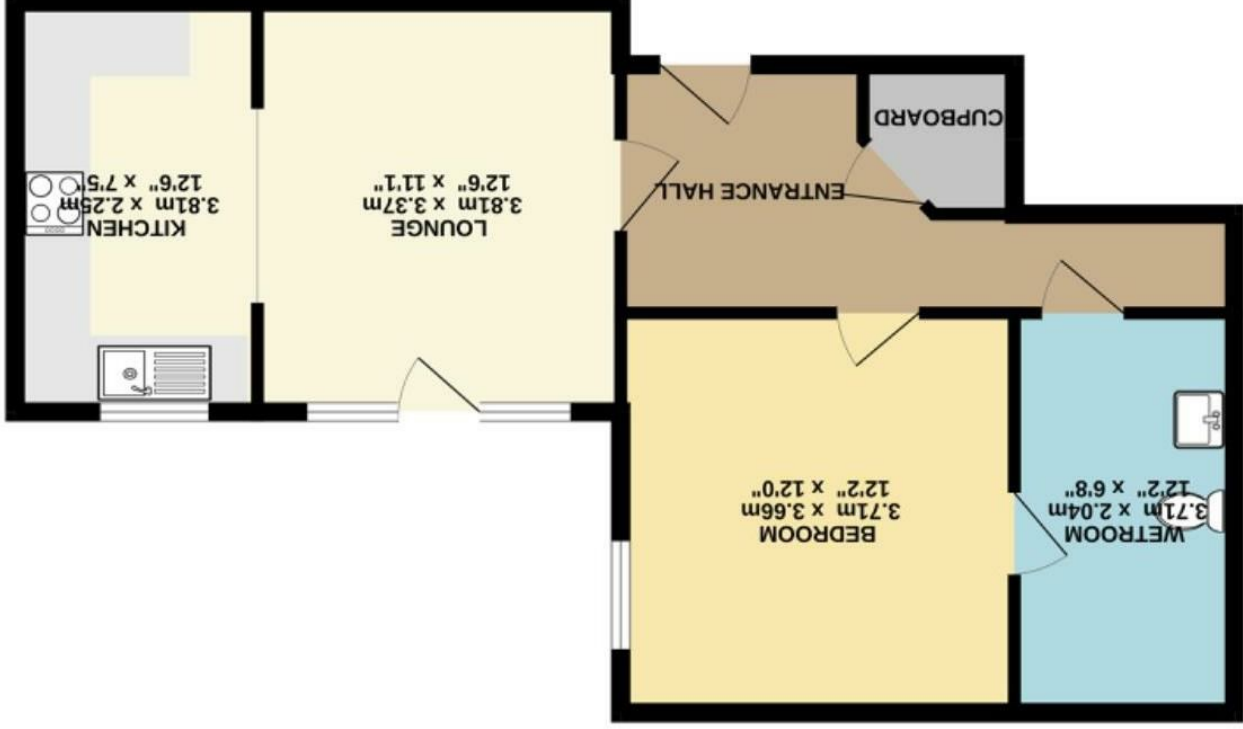




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR
52.9 sq.m. (569 sq.ft.) approx.



While 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 quality or efficiency can be given.
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