

# 18 Mermaid Close - Guide Price £185,000

Bury St. Edmunds IP32 6AG

shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*



## The Property

Shires Residential Sales are delighted to offer to the market for sale this well presented 2 bedroom Ground Floor floor Apartment in Mermaid Close, a short distance from the center of Bury St Edmunds and Train Station. The internal accommodation comprises 2 bedrooms, living room with double doors leading out to the front of the property, a modern and well equipped kitchen a stylish shower room. Externally the property boasts communal gardens and allocated parking for one vehicle.

### 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 District Council. Council Tax Band B

### Services:

Mains services are connected including water, electricity and drainage. Electric heating

### Tenure:

For sale LEASEHOLD with vacant possession upon completion.

Lease details - The vendor has advised there are 89 years remaining. Service charge is currently £110 pm and ground rent is £100 pa.

### Features

- GROUND FLOOR APARTMENT
- WELL PRESENTED
- LIVING ROOM WITH DOUBLE DOORS LEADING OUT TO THE FRONT
- TWO GOOD SIZE BEDROOMS
- STYLISH AND MODERN SHOWER ROOM
- WELL EQUIPPED MODERN KITCHEN
- CLOSE TO AMENITIES AND TRAIN STATION
- ONE ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GARDENS
- ELECTRIC HEATING

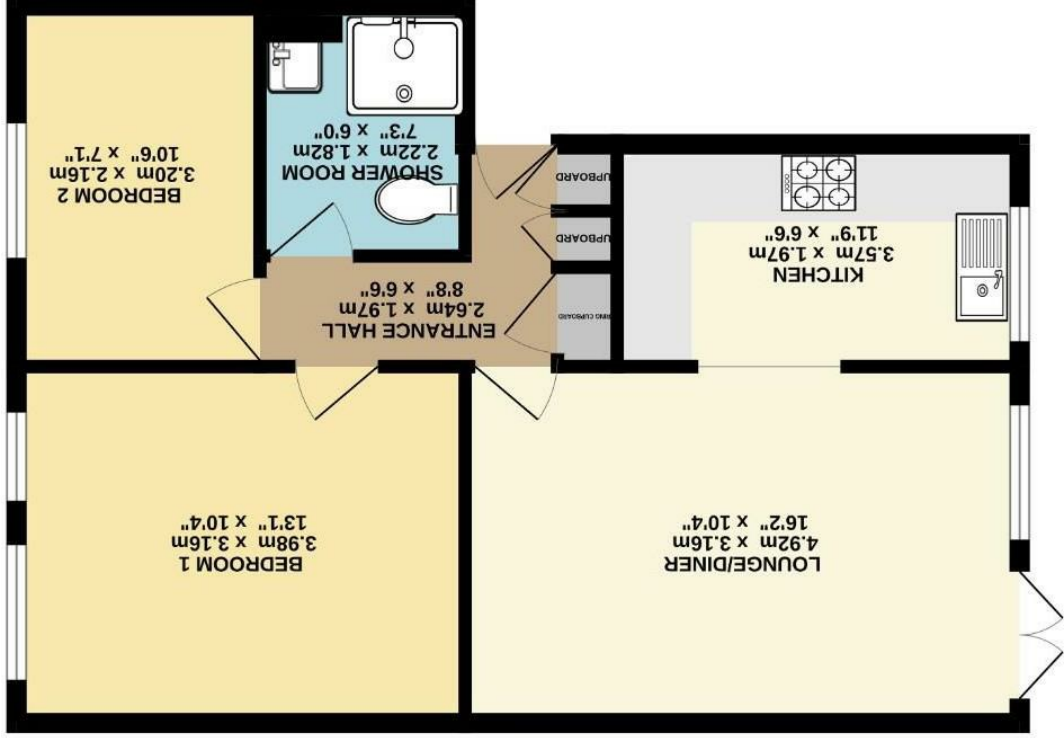






These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and 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 is made as to their operability or efficiency can be given.  
 Made with Mapbox 5/2024

