

Flat 25 Eastgate House 118 Eastgate Street - Guide Price £88,000

Bury St. Edmunds Suffolk IP33 1YQ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- OVER 60'S DEVELOPMENT
- GROUND FLOOR APARTMENT
- ENTRANCE HALL, SHOWER ROOM
- SITTING/DINING ROOM
- KITCHEN, BEDROOM
- COMMUNAL GROUNDS AND PARKING
- ELECTRIC HEATING
- LEASEHOLD

The Property

A rare opportunity to purchase a one bedroom ground floor apartment in a small select retirement development for the over 60's within walking distance of the town centre and close to the stunning Abbey Gardens. The property has no onward chain and offers accommodation of Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Bedroom and Shower Room. To the front of the property are communal gardens and seating areas. There is also a communal lounge open to the residents during the day as well as additional laundry facilities. There is a Site Manager available during the day and a pull cord system for out of hours. There is a communal car park.

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 A

Tenure:

For sale LEASEHOLD with vacant possession upon completion.

Lease Length 99 years from 01.01.1989

Service Charges £272.61 pm

Ground Rent £60 per annum

Services:

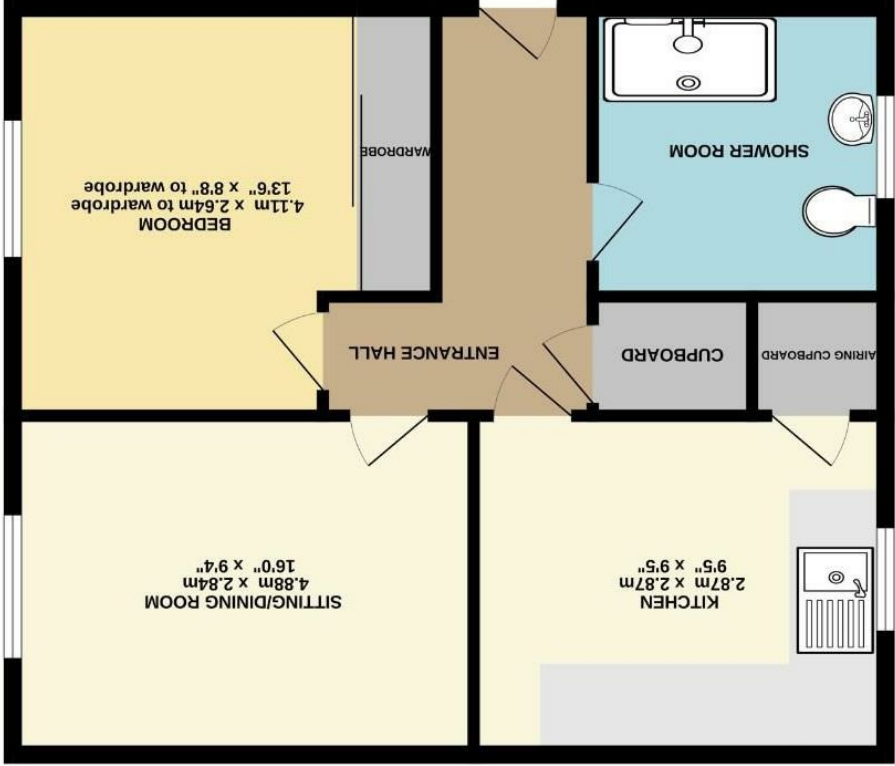
Mains services are connected including water, electricity and drainage. Electric central heating





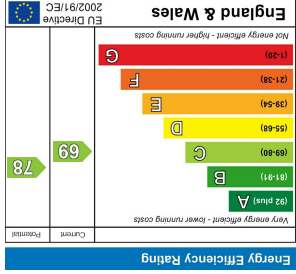
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



While every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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