

29 Prince Of Wales Close - Offers In Excess Of £115,000

Bury St. Edmunds Suffolk IP33 3SH

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £115,000

The Property

A CHAIN FREE 1 bedroom apartment located near Bury St Edmunds town centre close to West Suffolk College. The property is also a stones throw away from the A14, allowing for an easy commute to a number of locations in Suffolk. This property is located on the ground floor and is comprised of an entrance hall that houses the boiler and some storage. Following on from the entrance hallway leads to the kitchen/dining room area which has two windows facing in opposite directions. Turning left as you enter the property you will find the bedroom which also has a window allowing plenty of natural light to fill the area. This bedroom also leads to an en-suite that has a shower, bath, washing basin and toilet. This property is available right away so if your interested call in to book a viewing!

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.
Recently extended Lease with 178 years left to run until 31.03.2202
Service charge is £960 pa (payable in two half payments in April and October)
Peppercorn ground rent.

Services:

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

Features

- ENTRANCE HALL
- BEDROOM WITH EN-SUITE
- SITTING ROOM
- KITCHEN
- CLOSE TO TOWN CENTRE
- DESIGNATED PARKING SPOT
- NO ON-WARD CHAIN
- 5 MINS FROM A14
- LEASEHOLD
- GREAT PROPERTY FOR FIRST TIME BUYERS OR FOR A BUY TO LET





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
27.9 sq.m. (300 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other details 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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