

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

Bury St. Edmunds Suffolk IP33 3SH

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Estate & Letting Agents



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# Offers In Excess Of £115,000

## The Property

EXTENDED LEASE WITH 176 YEARS REMAINING

A CHAIN FREE 1 bedroom apartment located near Bury St Edmunds town centre close to West Suffolk College and the train station. This property is located on the ground floor and comprises entrance hall housing the boiler and some storage, L Shaped, dual aspect Kitchen/Dining Room, a Double Bedroom and an En Suite Bathroom with a shower over the bath, wash basin and toilet. There is allocated parking. This property is available right away with no onward chain so 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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