

10 Hengham House Auction Street - Offers In Excess Of £205,000

Bury St. Edmunds Suffolk IP33 3FE

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- CENTRALLY LOCATED SECOND FLOOR APARTMENT (WITH LIFT ACCESS)
- MODERN ACCOMMODATION - RECENTLY REDECORATED AND NEW FLOORING FITTED
- SECURE VIDEO ENTRY SYSTEM
- ENTRANCE HALL, LARGE BATHROOM
- DOUBLE BEDROOM
- MODERN OPEN PLAN KITCHEN/SITTING/DINING ROOM
- INTEGRAL FRIDGE/FREEZER, DISHWASHER & WASHER/DRYER
- PARKING PERMIT FOR ONE CAR
- LEASEHOLD
- NO ONWARD CHAIN

The Property

Shires Residential are delighted to offer for sale this stylish one bedroom Apartment located in a prestigious modern Arc development in the centre of the town centre with amenities and facilities on your doorstep. The property is on the second floor and has the benefit of lift and stair access. There is a secure video entry system leading to the communal entrance and the property offers Entrance Hall, Bathroom, Double Bedroom and open plan Kitchen/Sitting Room/Dining Room. The kitchen is stylish and includes Fridge/Freezer, Dishwasher and Washer/Dryer. The room has a high pitched ceiling and has floor to ceiling windows along the front aspect. The property also offers permit parking for one vehicle in the overground or underground Arc car park which is a great benefit in the town. If additional parking is required a permit for parking nearby can be purchased. The property has been redecorated and new flooring implemented recently, including new carpets. We strongly recommend arranging a viewing to appreciate what this centrally located property has to offer.

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 Details - 136 years remaining

Service Charge £1400.82 pa including communal areas, security & a parking permit for one vehicle & Ground Rent £200 pa

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
C	C	(69-80)
	D	(55-68)
E	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)
England & Wales		
EU Directive 2002/91/EC		
Potential		
Current		
76		

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other features 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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GROUND FLOOR