



Forum Court

Bury St Edmunds, IP32 6BP

Guide Price £180,000

This lovely one bedroom, ground floor apartment is a true gem, featuring a bright and airy open plan space that seamlessly combines the kitchen, dining, and living areas. This property is conveniently located close to the train station, town centre and access for A14.



Property Features

- Modern ground floor apartment
- Gated apartment complex offering enhanced security
- Bright corner aspect ground floor apartment
- Contemporary modern features throughout
- Spacious open plan living, dining, and kitchen area
- Allocated parking space, complemented by visitor parking options
- Conveniently close to train station, town centre, and A14 access for easy commuting
- Well-maintained communal grounds with green spaces for relaxation
- Ideal for first-time buyers or investors looking for a prime rental opportunity

FULL DESCRIPTION

This lovely one bedroom, ground floor apartment is a true gem, featuring a bright and airy open plan space that seamlessly combines the kitchen, dining, and living areas. This property is conveniently located close to the train station, town centre and access for A14.

As you enter the apartment, you are welcomed by a spacious entrance hall with storage cupboards, leading to a bathroom with bath and shower over, wc, wash hand basin, opposite you'll find the well-proportioned bedroom with the added benefit of built in wardrobes. Last but certainly not least is the heart of the property, a beautifully designed open

plan living, dining, and kitchen area. The modern kitchen is equipped with contemporary fixtures and fittings with space for washing machine, fridge freezer and built in over, hob and extractor.

The exterior of Forum Court boasts meticulously maintained communal grounds, providing green spaces that are perfect for leisure and relaxation. This gated community is accessible via secure fob or coded electric gates, ensuring peace of mind for residents. The allocated parking space, along with available visitor parking, adds an extra layer of convenience for both owners

Tenure: Leasehold

Lease information: Lease length: 200 years with circa 178 years remaining / ground rent = £200 PA / Maintenance charge = £1,400 PA – this includes your water bill

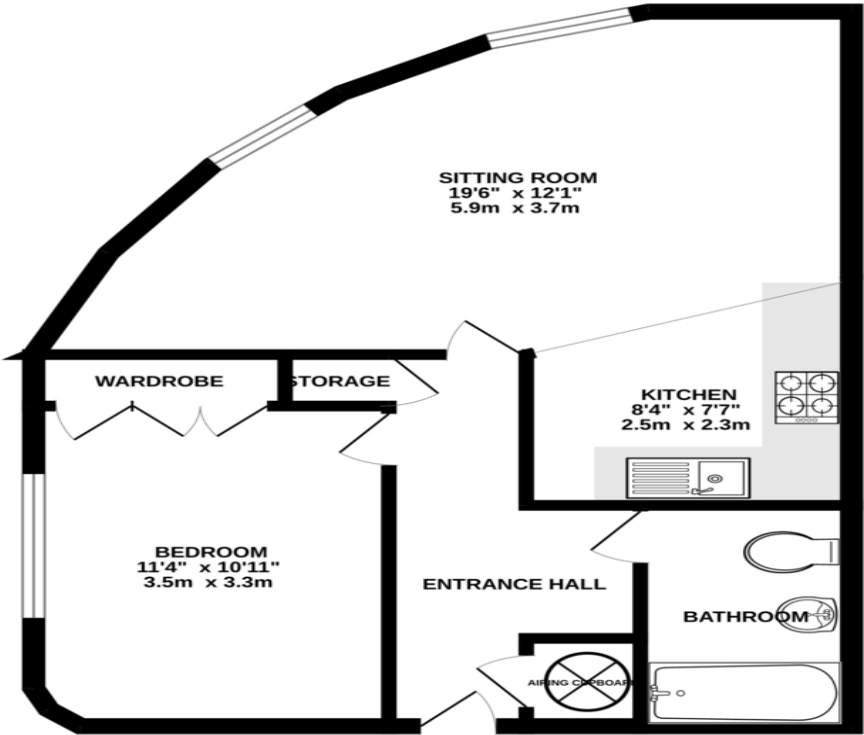
Council Tax Band: A - West Suffolk

Services: Mains Electric & Water





GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



FORUM COURT BSE
TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St
Edmunds
www.jacksonandcocooversuffolk.co.uk
contact@jackson-ps.co.uk
01284 598 030

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements