

27 Lacy Court

77 Risbygate Street, Bury St Edmunds, Suffolk, IP33 3AD



PRICE: Offers Over £90,000

Lease: 125 years from 2003

Property Description:

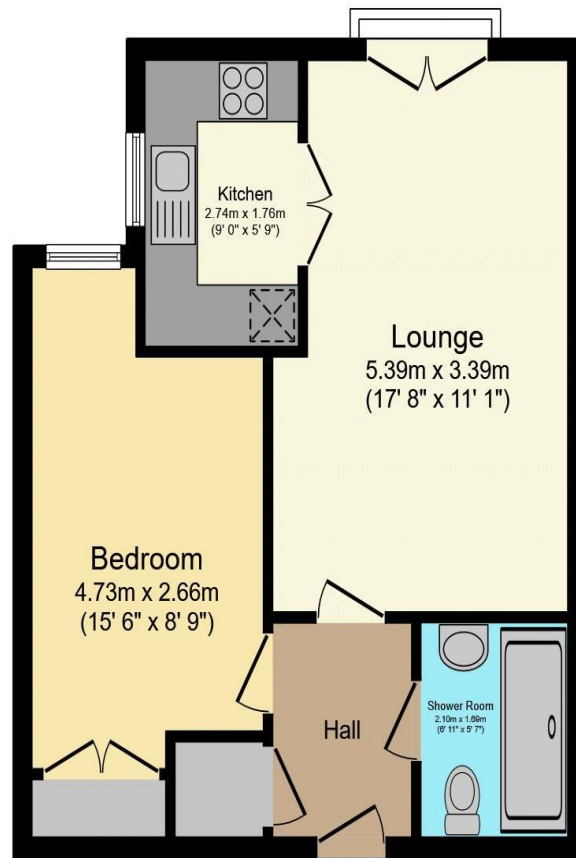
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Lacy Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties and one House Manager apartment arranged over 4 floors served by lift. There is a resident Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system available 365 days a year. Each property comprises an entrance hall, living room, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge with kitchen
Guest Suite and Communal Laundry
facilities
24 hour emergency Appello call system
Video and telephone security door entry
system

Car Parking and Communal gardens
Development Manager
Price to include carpets, curtains and light
fittings
Lease: 125 years from 2003



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 44.5 m² (479 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£365.00

Ground Rent Period Review:

Next uplift 2026

Annual Service Charge:

£3681.14

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.