



**Oxlip House Airfield Road, Bury St. Edmunds IP32 7RH**



**welcome to**

**Oxlip House Airfield Road, Bury St. Edmunds**

We're pleased to showcase this beautifully presented, two bedroom flat, with a private balcony in the modern retirement development of Oxlip House located in the desirable area of Moreton Hall Estate. Oxlip House has it's own carers on site and multiple amenities.



### **Entrance Hall**

Plastered ceiling, fitted light, double glazed door to the front. Doors leading to the lounge, bedrooms, bathroom, separate cloakroom, storage cupboard. Radiator, sockets and carpeted flooring.

### **Lounge**

12' 3" x 11' 8" ( 3.73m x 3.56m )

Plastered ceiling, fitted light, open archway to the kitchen, double glazed door to the balcony, window to rear aspect, radiator, emergency alarm, sockets, TV point, carpeted flooring.

### **Kitchen**

12' 3" x 6' ( 3.73m x 1.83m )

Plastered ceiling, fitted light, window to rear aspect, space for fridge freezer and washing machine. Built in cooker and electric hob with extractor fan over. Sink/drain, sockets and laminate flooring.

### **Cloakroom**

Plastered ceiling, fitted light, fitted WC and wash-hand basin. Radiator and wet-room style flooring.

### **Bedroom One**

15' 10" x 13' 7" ( 4.83m x 4.14m )

Plastered ceiling, fitted light, door to the bathroom, window to the side and rear aspect, radiator, sockets, carpeted flooring.

### **Bedroom Two**

13' x 8' ( 3.96m x 2.44m )

Plastered ceiling, fitted light, window to side aspect, radiator, sockets and carpeted flooring.

### **Bathroom/wetroom**

Plastered ceiling, fitted light, door to Bedroom One, wetroom shower unit, fitted WC and wash-hand basin, emergency alarm, radiator, wetroom style flooring.



**view this property online** [williamhbrown.co.uk/Property/BGS109416](http://williamhbrown.co.uk/Property/BGS109416)



welcome to

## Oxlip House Airfield Road, Bury St. Edmunds

- No Onward Chain
- Modern Retirement Development
- Affordable Shared Ownership Scheme With No Rent Payable
- On Site Care Staff
- Multiple High Class Communal Amenities

Tenure: Leasehold EPC Rating: B

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BGS109416](http://williamhbrown.co.uk/Property/BGS109416)

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 May 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BGS109416 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01284 762 131**



[BuryStEdmunds@williamhbrown.co.uk](mailto:BuryStEdmunds@williamhbrown.co.uk)



12 The Traverse, BURY ST. EDMUNDS, Suffolk,  
IP33 1BJ



[williamhbrown.co.uk](http://williamhbrown.co.uk)