



Princes Street, Bury St. Edmunds IP33 3DF

welcome to

Princes Street, Bury St. Edmunds

- Attention First Time Buyers & Investors
- No Onward Chain
- Walking distance from town centre
- Council Tax: A
- If sold as an investment, high rental return

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£140,000

Lounge / Kitchen

13' 2" x 11' 10" (4.01m x 3.61m)

Bedroom

9' 4" x 8' 11" (2.84m x 2.72m)

Shower Room

7' x 5' 3" (2.13m x 1.60m)

Agents Note

It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat, the vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

view this property online williamhbrown.co.uk/Property/BGS109468



Property Ref:

BGS109468 - 0010

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.



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