



St. James Court, The Vinefields, Bury St. Edmunds

Sheridans



St. James Court, The Vinefields, Bury St. Edmunds IP33 1YD

Guide Price £342,500

Recently refurbished two bedroom apartment with large private terrace for entertaining boasting breathtaking views across the historic Abbey Gardens.

Well presented two bedroomed apartment with huge balcony providing a wonderful outdoor space enjoying views across the historic Abbey Gardens and the town beyond.

This recently refurbished two-bedroom apartment offers modern living experience. Situated in a peaceful location, the property boasts stunning skyline views of Bury St Edmunds and the Abbey gardens.

The apartment comes with an allocated parking space and additional visitor spaces. As you enter the building, you will be greeted by a private lobby with elevator access.

Step inside to discover an open plan triple aspect living space, creating a bright and airy atmosphere throughout. The living area offers panoramic views of the town and the picturesque Abbey gardens.

The two comfortable bedrooms have windows to side and the largest bedroom has fitted wardrobes. The apartment also includes a well-appointed shower room, fully tiled and equipped with high-quality fixtures. You'll find an overhead shower, floating vanity unit with a mixer tap, demisting illuminated mirrored cabinet, heated towel rail, Roca In-Wash WC and an underfloor heated tiled floor.

The well equipped kitchen is open plan to the sitting room and includes newly fitted Phillippe Starck designer appliances. It features an induction hob, extractor fan, eye-level combi oven/grill and a sleek mirrored finish fridge/freezer. Additional features of this include underfloor heating, USB charge points, black-out blinds and

a water softener. A utility cupboard houses a washing machine and tumble dryer.

Outside

Large private balcony terrace overlooking the historic Abbey Gardens. Well-tended communal gardens with picnic tables, extensive lawns and assorted flowerbeds. Pathway to carparking area (one space per household) albeit ample parking at all times. Two bike sheds and one further shed for communal storage. St James Court is located in a no through road bordering the beautiful Abbey gardens.

Location

St James Court occupies a splendid setting enjoying magnificent views across the historic Abbey Gardens, whilst being within a short walk of the town centre. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre proceed east along Eastgate Street and turn right onto The Vinefields. Follow the road to the top where the large red brick Victorian building of St James Court, will be found on the right-hand side.

Services and lease information

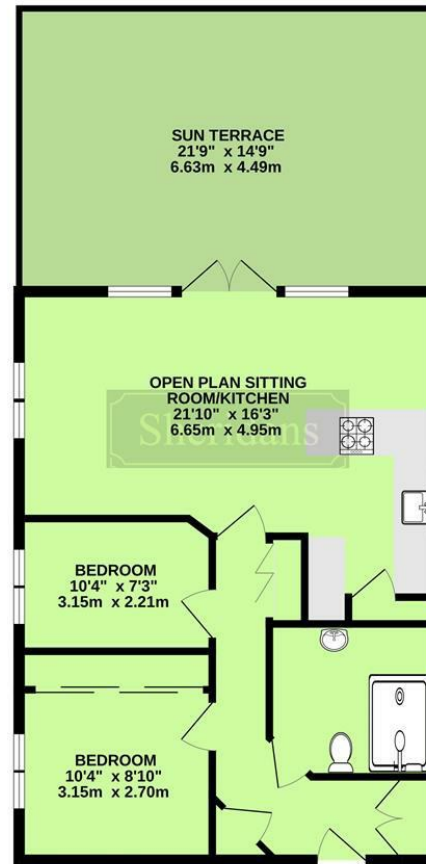
- Lift access available
- Entrance hall
- Light and airy sitting room with dining area
- Newly fitted Phillippe Starck designer kitchen
- Two bedrooms
- Newly fitted fully tiled shower room
- Large private terrace affording stunning views
- Allocated parking and communal grounds
- No onward chain
- Stones throw from the town centre

Mains water, drainage, electricity and underfloor heating. Full fibre: 70 MB. AGENT'S NOTE: none of these services have been tested.

Council tax band: B. EPC Rating: D.

No onward chain. Leasehold. 88 years remaining. Ground rent: £200 P.A. Maintenance/Service Charge of £276.61 PCM to include buildings insurance, external decoration, grounds maintenance, contingency fund, etc.





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.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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