

# **SPRINGFIELD ROAD BURY ST EDMUNDS**

## **F O R S A L E**

- 50% SHARED OWNERSHIP
- STAIR CASING AVAILABLE
- TWO BEDROOMS
- ONLY 3 YEARS OLD
- SHORT WALK TO TOWN CENTRE
- EXTREMELY WELL PRESENTED
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- EPC B



**PRICE**

**£130,000**





## **SHARED OWNERSHIP – 50% Share Available**

**GD Estates are delighted to offer a 50% share of this fantastic two-bedroom, modern second-floor apartment, located just a short walk from the centre of Bury St Edmunds.**

**The internal accommodation comprises two double bedrooms, an open-plan living space and kitchen, and a bathroom. Externally, the property benefits from allocated parking and guest parking.**

**Built just three years ago, the apartment remains within its NHBC warranty, providing buyers with additional peace of mind.**





## SHARED OWNERSHIP OVERVIEW:

Shared ownership is an affordable home-buying scheme that allows purchasers to buy a percentage of a property-typically between 25% and 100%-while paying rent on the remaining share.

Owners may have the opportunity to increase the share they own in the property through 'stair casing'.

## LOCATION:

The property is ideally located just outside the centre of the popular market town of Bury St Edmunds.

The town offers an excellent selection of shops, restaurants, cafés, and leisure facilities, including the popular Arc Shopping Centre, the historic Abbey Gardens, and the renowned Theatre Royal.

With excellent transport links, Bury St Edmunds provides easy access to the A14, connecting to Cambridge, Ipswich, and London via the M11. The town's train station offers regular services to surrounding areas, and direct links to London Liverpool St, making it ideal for commuters.

## INTERNAL HALLWAY:

The main building is accessed via an electronic fob, leading to a communal stairwell. The apartment is reached through a communal hallway, with entry via a secure composite door.

Inside, the property features a spacious internal hallway, which opens into the kitchen and living space, and provides access to the bedrooms and bathroom. The hallway also benefits from a large storage cupboard and an electronic intercom system.

## KITCHEN:

Modern kitchen featuring a range of wall-mounted and under-counter cabinets beneath square-edge wood-effect worktops. An inset stainless steel 1.5 sink with drainer and mixer tap. The kitchen includes an integrated electric oven and hob with an extractor fan over, as well as space and plumbing for a dishwasher or washing machine, along with space for a fridge-freezer.

## LIVING SPACE

19' 0" x 13' 5" (5.8m x 4.1m):

Light and airy living space with uPVC door leading to balcony with views over Bury St Edmunds. Cupboard housing combination boiler. Loft hatch. 2x radiators.





## BEDROOM 1

11' 5" x 11' 1" (3.5m x 3.4m):

Double bedroom with uPVC window to rear aspect, 1x radiator.

## BEDROOM 2

11' 1" x 9' 2" (3.4m x 2.8m):

Second double bedroom with uPVC window to rear aspect, 1x radiator.

## BATHROOM

7' 2" x 6' 6" (2.2m x 2m):

Modern three piece white suite comprising paneled bath with mains shower, tile surround and shower screen, low level WC and pedestal wash hand basin. Heated towel rail.

## EXTERNALLY:

Externally the property has one allocated parking space, and there is guest parking available.

There is a bike store, and communal bin store on the ground floor.

## SERVICES:

Mains services are connected including gas, water, electricity and drainage. Gas fired central heating.

Council tax band B - West Suffolk  
EPC B

## LEASE INFORMATION:

- 50% share available.
- A new purchaser has the option to purchase increase their share ownership in the property
- Property value: £260,000 (100%)
- Monthly rent inclusive of service charge for 2025: £530.69
- A lease of 125 years was granted on 10th June 2022



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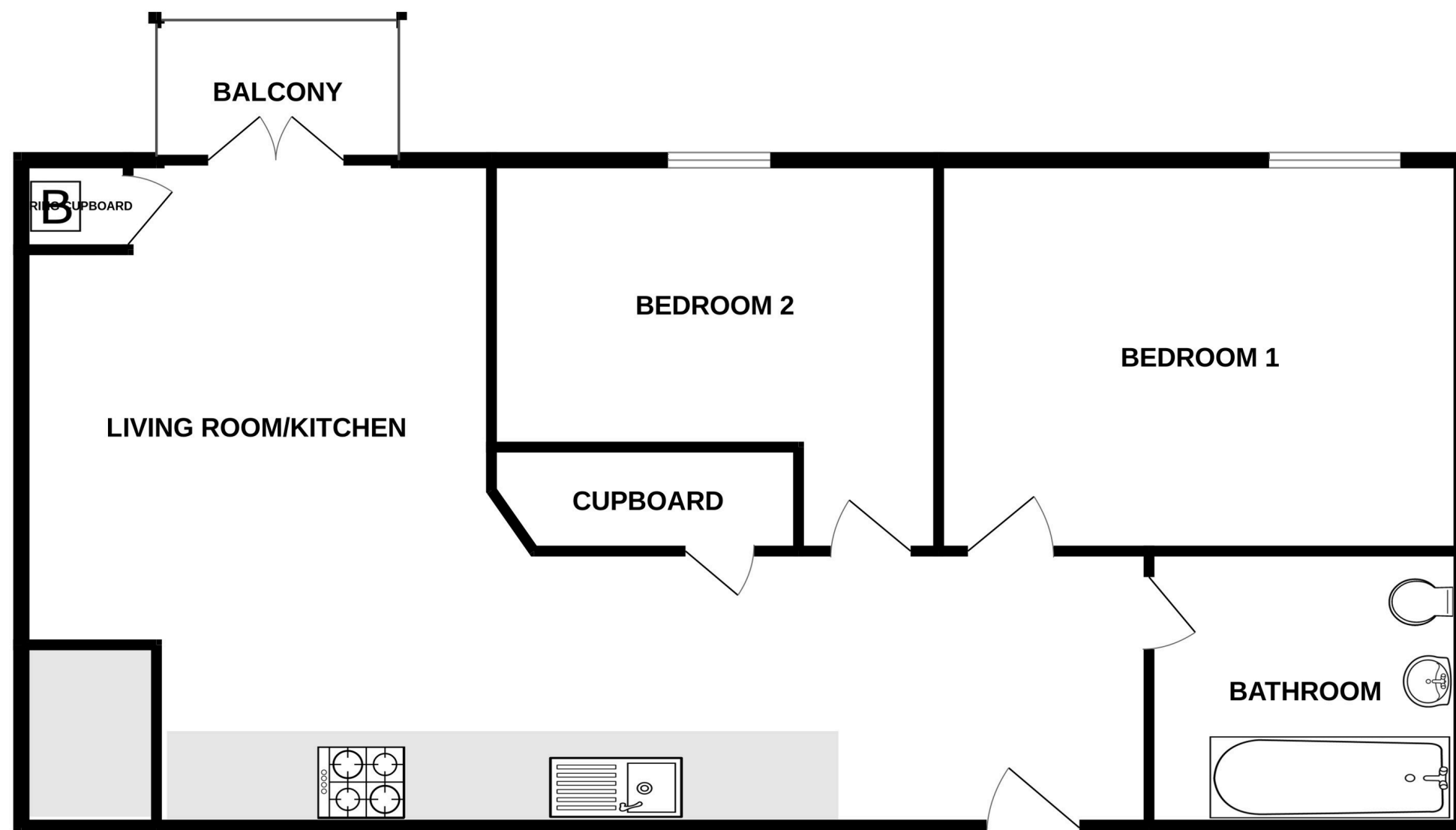


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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