

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

15 Southgate House, Rougham Road,  
Bury St. Edmunds, Suffolk, IP33 2RN

Guide Price  
£120,000

## *A well presented first floor retirement apartment, chain free*

If you are looking for the perfect place to retire to, Southgate House would be hard to beat as it is set in beautiful gardens, located on the edge of this historic market town.

Part of an exclusive retirement development for those aged 60 and over, this comfortable well-proportioned 1st floor apartment is offered for sale CHAIN FREE and is presented in good decorative order throughout.

Southgate House is on the southern side of the town, standing behind an impressive brick pillared entrance and sweeping driveway approach. The communal gardens are beautifully maintained and provide a lovely setting for the apartment.

Bury St. Edmunds provides an excellent range of recreational and shopping facilities, whilst the A14 provides easy access to both Ipswich and Cambridge.

- Well presented first floor apartment
- Purpose built retirement complex
- Attractively landscaped communal gardens
- Hall, fitted kitchen, modern shower room
- Spacious sitting room with balcony
- Double bedroom, electric heating
- Communal gardens & parking.
- CHAIN FREE



If you are looking for a very comfortable retirement apartment with lovely garden views and good-sized rooms, this CHAIN FREE property is bound to be of great interest.

The accommodation is served by electric heating and in brief comprises reception hall, shower room, generous sitting room with patio doors onto the balcony, providing lovely views over the communal gardens, fitted kitchen and a decent sized double bedroom with fitted wardrobe furniture.

Each room within the apartment has an emergency pull cord system to alert the on-site manager if required. During times when the Manager is not on-site, the alarm is sent through to a central monitoring system which is available 24 hours a day, 365 days a year.

#### Outside

The apartment enjoys views over the superbly landscaped communal gardens which include ample parking. There is also a residents lounge and conservatory.

Agents Note - The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: £2655 per annum. Ground rent: £60 per annum.

COUNCIL TAX - BAND C

COUNCIL - West Suffolk

SERVICES - Mains water, electricity and drainage

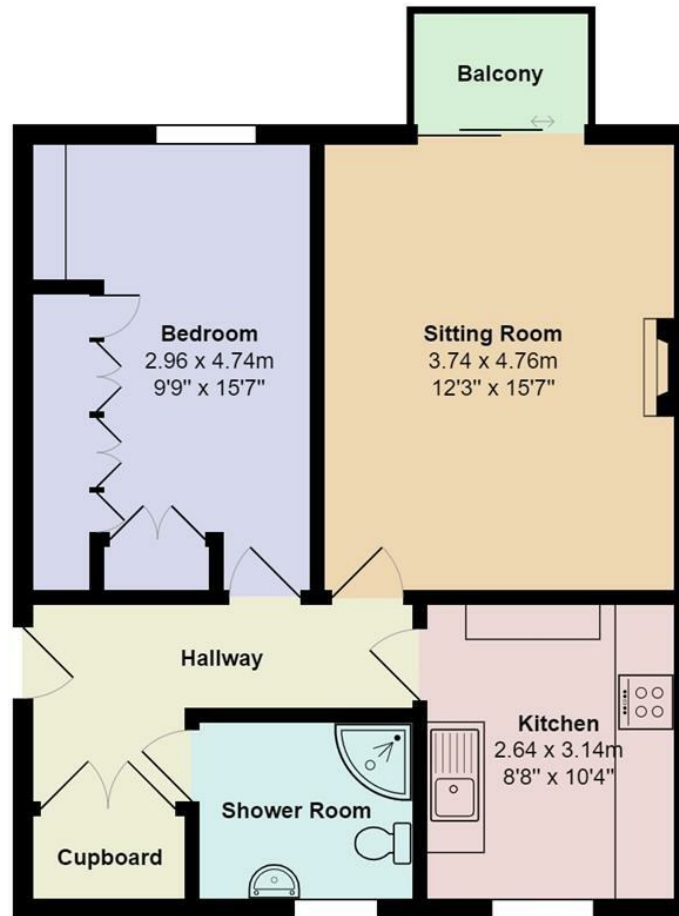
BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///spits.letter.officials

Directions. The main entrance for Southgate House is off Vale Road, which is the road off Rougham Road leading up to Dobbies Garden Centre.





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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