

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



114 Cryspen Court,  
Bury St. Edmunds, IP33 1EP

Guide Price  
£90,000

## *Independent living and peace of mind*

Once you have reached your retirement years, your needs often change too and having somewhere with no maintenance becomes much more appealing. Add in a central town location and assistance on hand should you need it, and you have the perfect property.

The property is located on the first floor of Cryspen Court which is a well respected retirement complex located within the town centre. There are a number of amenities close by including excellent shopping, doctors surgery and a library.

Cryspen Court is a managed retirement complex for the over 60's. There is an on site manager during weekdays who is on hand to assist with any emergencies. When the manager is not on duty, calls go through to a central control system, so help is never far away.

- Well presented retirement apartment
- Lounge/diner, fitted kitchen, double bedroom
- Shower room, good storage, electric heating
- On site manager
- 24 hour emergency call system
- Located within the town centre
- Communal lounge, lovely gardens
- NO UPWARD CHAIN - VIEW TODAY!



The complex is very secure with an entry phone system and manager's office by the front door. A lift takes you to the first floor where a further landing area leads to the apartment.

Once inside, the entrance hall has 2 sets of cupboards and gives access to the lounge/diner which in turn leads to the fitted kitchen. The double bedroom has built-in wardrobes with mirrored doors. Finally, the bathroom has been converted into a shower room. Heating is provided by electric heaters and you will note the property has an excellent energy performance rating.

#### Outside

The complex has lovely communal gardens with mature trees, shrubs and flowers borders. There is also the benefit of limited communal on-site parking.

#### Lease details and charges

The property has a 99 years lease running from 1986. There is a service charge covering the costs of the manager, emergency call centre and communal areas, this charge is currently £3162.73 per annum. There is also an annual ground rent which is £275.02.

#### Agents Note

In order to buy the apartment, purchasers must be at least 60 years old and be in reasonable good health as it is a sheltered retirement home and does not provide any nursing care.

#### Council Tax Band - B

COUNCIL - West Suffolk

SERVICES - Mains water, drainage and electricity

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///shielding.declares.tiptoes

#### Directions

Crypsen Court is located off Cannon Street/Garland Street, on the northern side of the town 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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