



## 5 Lydgate Court, Abbots Gate, Bury St. Edmunds, IP33 2FB

Brand new carpets, bright and spacious, and ready to move into! This superb GROUND FLOOR apartment could be just what you've been looking for. The property is 1 of 38 purpose-built luxury flats at Lydgate Court – designed specifically for the over 55's.

Set in communal gardens, this particular apartment is located towards the rear of the building where there is ample parking. There is NO UPWARD CHAIN and we have a key – so call us to view!

- Well presented ground floor retirement apartment
- Located close to amenities and bus route
- Hall, sitting/dining room, fitted kitchen
- 2 Good sized bedrooms, shower room
- Gas central heating, uPVC sealed unit glazing
- Communal gardens, parking and residents lounge

Guide Price £180,000



# 5 Lydgate Court, Abbots Gate, Bury St. Edmunds, IP33 2FB



## General Information

Lydgate Court is located on Abbots Gate, which is situated within easy reach of the town centre and all local amenities. The development is very secure making it perfect for those people wanting to be able to leave their home for periods of time whilst perhaps travelling and enjoying their retirement. The A14 can be easily accessed which leads to Ipswich, Cambridge and London via the M11.

Lydgate Court is designed exclusively for the over 55s and although not sheltered accommodation in the traditional sense, does still have a very useful intercom and emergency system in each apartment connecting to a 24 hour, 365-day monitoring station. The building is set in attractive communal gardens with ample parking. Amenities include a Residents Lounge and Library/Meeting room.

This particular apartment is located on the ground floor, towards the rear of the building and close to the residents parking.

The accommodation is served by gas fired central heating and uPVC sealed unit glazing. The spacious entrance hall has 2 storage cupboards including 1 which houses the gas fired combination boiler. The sitting room is large enough to take a dining table and opens up into the kitchen.

The kitchen is fully fitted with an integrated fridge freezer, double oven, hob, and hood. It is worth noting that this is one of the few apartments at Lydgate Court which has a window in the kitchen – something most people prefer. There is a spacious bathroom, which has been converted into walk-in shower. There are 2 good sized bedrooms, the larger of which has extensive built-in wardrobes.

### Outside

The property has use of the communal gardens and residents parking area

### Lease Details

The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of around £3566 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents' lounge, lifts to all floors and security/emergency system.

### COUNCIL TAX –BAND C

COUNCIL – West Suffolk

SERVICES – All main services connected

BROADBAND – Ofcom states Ultrafast broadband is available

Mobile – Ofcom states all mobile phone providers are likely

WHAT3WORDS – ///accordion.lights.distanced

### Directions:

From Bury St. Edmunds town centre proceed on Cullum Road to the roundabout and take the 3rd exit onto Wilkes Road. Continue to follow the road turning right onto Barons Road, then right into Laundry Lane and Abbots Gate.

## Hall

Sitting/Dining Room 13'0 x 11'6 (3.96m x 3.51m)

Kitchen 9'6 x 6'5 (2.90m x 1.96m)

Bedroom 1 13'5 x 8'7 min (4.09m x 2.62m min)

Bedroom 2 8'10 x 6'9 (2.69m x 2.06m)

Shower Room 7'0 x 6'5 (2.13m x 1.96m)

Communal Gardens

Communal Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 fitting. 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 web site, please contact our offices immediately.