



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

Flat 6 Lark Valley Drive, Fornham St. Martin,
Bury St. Edmunds, IP28 6UQ

Guide Price
£180,000

A superb ground floor apartment enjoying glorious garden views

This attractively presented apartment is placed in a unique setting, backing onto the Suffolk Golf Course.

Part of an imaginative conversion of the former golf course clubhouse, Lark Valley Court is an exclusive development of 1 and 2 bedroom apartments, each with parking, in addition to a large visitors car park.

Occupying a quiet position within the village of Fornham St. Martin, the property is only 2.5 miles from the town centre of Bury St Edmunds, thus ideal for anyone requiring access to all amenities but preferring the tranquillity of village life.

The large communal gardens provide a beautiful backdrop to the apartment which has large picture windows and a private patio area merging into the garden itself, plus a rear gate allows access to a footpath along the river bank close to the golf course.

- CHAIN FREE ground floor apartment
- Occupying a stunning village setting
- Own private entrance
- Entrance hall, double bedroom
- Sitting room with dining area, fully fitted kitchen
- Private patio & alfresco dining space
- Economy 7 Heating, sealed unit glazing
- Allocated parking & visitor parking
- Beautiful communal gardens
- Access to golf course & river walk



Our comments

In our opinion: the property would be perfect for anyone seeking a home they can 'lock up and leave' while travelling, as all external maintenance is taken care of. The property would also be ideal for first-time buyers or for those who are downsizing. The apartment has been successfully rented out for several years so would also be a worthy addition to anyone's investment portfolio.

Interior:

The entrance hall gives access to the large double bedroom, the bathroom and the sitting room. The latter is L-shaped and affords ample space for a dining area. The large picture windows look out onto stunning views and patio doors onto a private part covered patio, leading out into the garden where a backdrop of mature trees provides a quiet space for all residents to enjoy. In addition, there is a useful shelved storage cupboard as well as a hall cupboard and handy loft space.

The kitchen is fitted with a range of built-in cupboards and worktop surfaces. There is adequate appliance space and an integrated oven and ceramic hob.

Outside

To the front of the apartment, is an allocated parking space and a large car park is provided for visitors. The rear of the apartment commands a view of the neatly maintained communal gardens which are encircled by a variety of trees and flowering shrubs. The private patio area provides a perfect spot for entertaining or indeed quietly relaxing and enjoying the view with a glass of wine or a good book in this truly idyllic setting.

Lease Details (To be confirmed)

We understand the property has 125 year lease with approximately 122 years remaining. There is an annual ground rent of £100 and a maintenance/service charge of approximately £920 per annum.

COUNCIL TAX- BAND B

ENERGY PERFORMANCE RATING - D

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

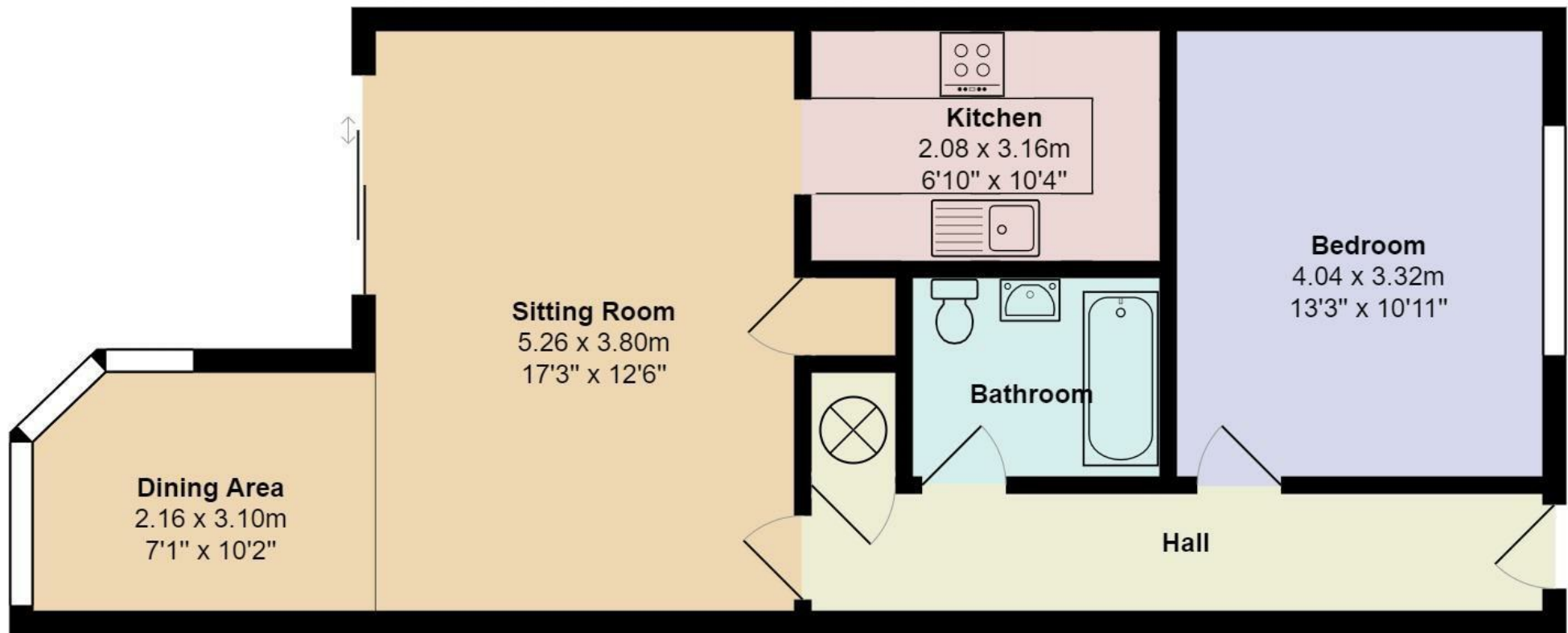
WHAT3WORDS - ///botanists.perky.waggled

AGENTS NOTE:

We understand that pets are not permitted at Lark Valley Court.

Directions: Lark Valley Court is found at the end of Lark Valley Drive, which is located off the main road in Fornham St Martin, just a short distance from the edge of Bury St Edmunds.





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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