

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



31b, Albert Street,
Bury St. Edmunds, IP33 3EA

Guide Price
£145,000



A charming first floor town centre apartment

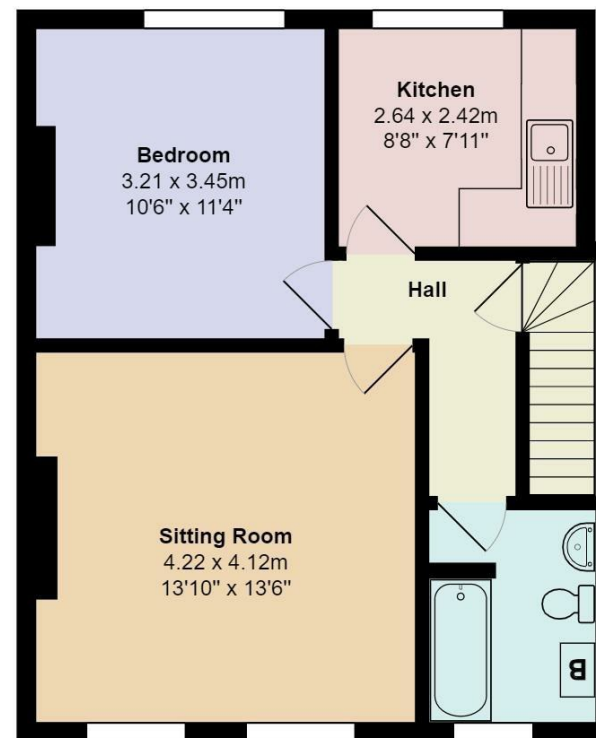
This spacious apartment occupies the first floor of a converted Victorian townhouse. The accommodation, which benefits from gas-fired central heating and sealed unit glazing, has excellent ceiling heights and enjoys lots of natural light. In our opinion, the apartment would be perfect for first time buyers, investment buyers or indeed anyone looking for a property within easy reach of all town centre amenities.

Outside: Permit parking is available in the street.

PLEASE DETAILS; The property has a 999 year lease running from 1999 (approximately 974 years remaining) The purchaser of the apartment will become a 50% shareholder in Albert Street Property Management who own the freehold. Ground Rent and Maintenance Charges are currently being agreed.

COUNCIL TAX - BAND A
 ENERGY PERFORMANCE RATING -C
 COUNCIL - West Suffolk
 SERVICES -All main services are connected
 BROADBAND - Ofcom states Ultrafast broadband is available
 Mobile - Ofcom states all mobile phone providers are likely
 WHAT3WORDS ///pesky.cans.diets

- Spacious first floor Victorian apartment
- Occupying a superb town centre location
- Sitting room, fitted kitchen, double bedroom
- Gas central heating , sealed unit glazing
- CHAIN FREE - Early viewing advised



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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