

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



1 Oast Court, Southgate Street,
Bury St. Edmunds, IP33 2AN

Guide Price
£175,000



A ground-floor apartment - ideal for First time buyers or Investors

A modern ground floor purpose-built apartment, set in an attractive complex, located close to town centre. The property, which is being sold with NO UPWARD CHAIN includes 2 good-sized bedrooms. The property has an allocated parking space and is set in communal gardens.

A secure communal entrance hall leads to a private entry door. There is a spacious bright open-plan living room with a kitchen area. The kitchen area features an electric oven/hob/hood and space for other appliances. There are 2 double bedrooms, located at opposite ends of the flat, making this an ideal layout for professionals sharing. The bathroom with external window has a shower over the bath and is fully tiled.

There is gas fired central heating, and uPVC sealed unit double glazing. The apartment has a neutral fresh decor with white walls and grey carpets. There is an allocated parking space to the rear of the building and communal gardens.

COUNCIL TAX - BAND - B
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
Leasehold - Lease term 150 years from 1991 - so approx 117 years remaining.
Service Charge - 1 July to 31 August - Currently £1,178.82 Per Annum
Ofcom - Broadband Ultra fast available / Mobile coverage - outdoor all providers likely
What 3 Words - ///whispers.stretcher.encoding

- 2 Bedroom spacious ground floor apartment
- NO UPWARD CHAIN
- Great location, walk in to town
- Allocated parking space, communal gardens
- Neutral bright decoration throughout
- Ideal for lock-up-and-leave, owner, or investor
- Gas central heating, uPVC double glazing



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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