





Situated in the heart of Bury St Edmunds, this spacious and well-appointed two storey apartment offers 1162.5sqft of accommodation with the perfect blend of modern living and town-centre convenience. The property features three double bedrooms, including a master with en suite, an open-plan sitting room, kitchen and a separate utility room for added practicality. A large balcony provides an excellent space for outdoor dining or relaxation, while secure gated parking offers peace of mind with a dedicated space for one car. Just a short walk from the vibrant shops, restaurants, and amenities of this charming market town, this apartment is an ideal choice for those seeking a spacious and convenient home.

Entrance Hall

7' 2" x 6' 11" (2.19m x 2.12m)

Welcoming entrance with stairs to first floor.
Window to front and radiator.

Kitchen/Sitting Room

23' 9" x 17' 10" (7.25m x 5.43m)

Open plan modern kitchen with matching wall and base cupboard and drawer units with worktop over. Inset sink and drainer. Integrated appliances including full fridge freezer and dishwasher. A gas hob with extractor fan over and electric oven. Adjoining is a space for dining and a spacious sitting area with a mounted electric fireplace. Windows to rear and dual windows to front. Double doors leading to the balcony. Two radiators.

Cloakroom/Utility

7' 9" x 6' 4" (2.37m x 1.93m)

Matching wall and base cupboards with worktop over. An inset sink and drainer. Space for washing machine. WC, wash basin and radiator.

Bedroom 1

19' 3" x 11' 10" (5.86m x 3.60m)

Generous double room with window to front and rear offering lots of natural light. Radiator

En-Suite

7' 9" x 3' 10" (2.36m x 1.17m)

Modern suite with WC, wash basin. Tiled shower cubicle with waterfall shower head and handheld shower head. Heated towel rail.

Landing

8' 10" x 6' 6" (2.69m x 1.99m)

Velux skylight, window to rear and radiator.

Bedroom 2

16' 10" x 11' 5" (5.13m x 3.47m)

Bedroom 3

11' 11" x 10' 7" (3.64m x 3.23m)

Double room with window to rear. Loft access and radiator.

Bathroom

14' 2" x 10' 0" (4.32m x 3.04m)

Modern suite with WC and wash basin. Bath and separate shower cubicle with shower head over. Window to front. Heated towel rail.

Outside

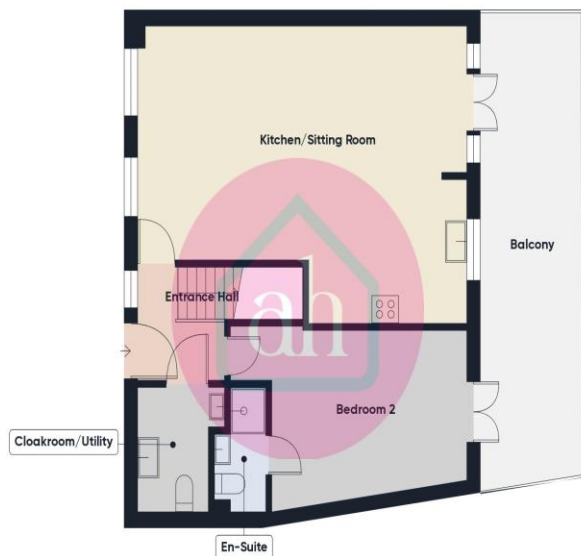
Balcony

27' 3" x 7' 8" (8.30m x 2.34m)

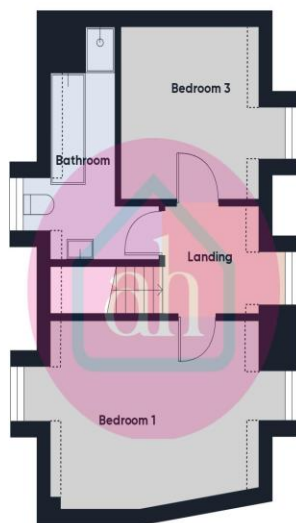
Large south facing balcony laid to patio ready to become a vibrant entertaining space for family and friends.

Agent's Note

Secure gated parking for one car Ground rent/service charge £180 per year 999 year lease with 980 years remaining



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1088.67 ft²

Balconies and terraces

202.04 ft²

Reduced headroom

26.89 ft²

(1) Excluding balconies and terraces

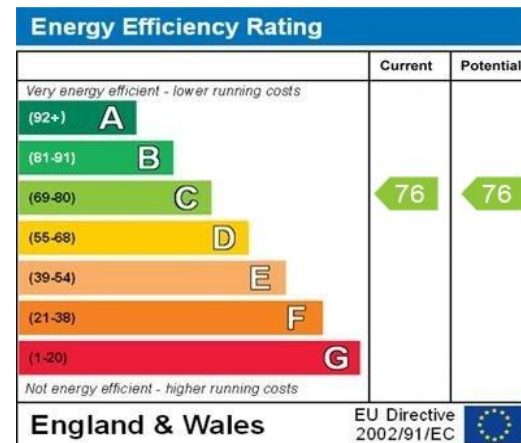
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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