



## TRINITY MEWS, BURY ST. EDMUNDS IP33 3AT

£160,000  
LEASEHOLD

Situated within a popular and well-maintained development just a short walk from the historic town centre of Bury St Edmunds, this stylish second floor apartment offers modern, easy living in a superb location. The property features a bright and airy sitting room, a modern kitchen, and a well-appointed modern bathroom. There are two bedrooms, making it an ideal choice for investors, first-time buyers, professionals, or those looking to downsize. With its blend of comfort and convenience, this apartment is perfectly placed to enjoy everything Bury St Edmunds has to offer.

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# TRINITY MEWS

- Two Bedroom Apartment Within Walking Distance To Town Centre • Well Appointed Kitchen • Allocated Parking & Vistors Parking • Electric Heating • Close To Transport Links Including the Train Station • Spacious Sitting Room • Maintained Cummunal Areas • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with an entry intercom system. An airing cupboard and electric heater.

## Bathroom

WC and wash basin. Bath with handheld shower attachment and mixer taps.

## Kitchen

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for kitchen appliances including washing machine, fridge and free-standing oven.

## Sitting Room

Well-proportioned room with dual aspect windows to rear and side enjoying plenty of natural light. Electric heaters.

## Bedroom 1

Double room with built-in wardrobe. Window to side and electric heater.

## Bedroom 2

Window to side and electric heater.

## Parking

One allocated space and vistors parking.

## Agent's Note

The property has a long lease of 150 years remaining. Ground rent and service charges are £104.50 per month over a 10 month period = £1,045.00 per year and is reviewed annually.

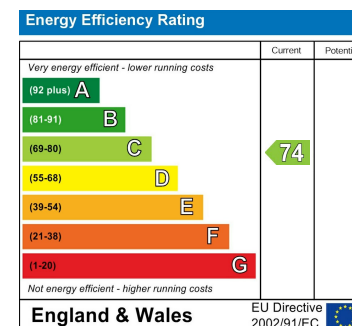
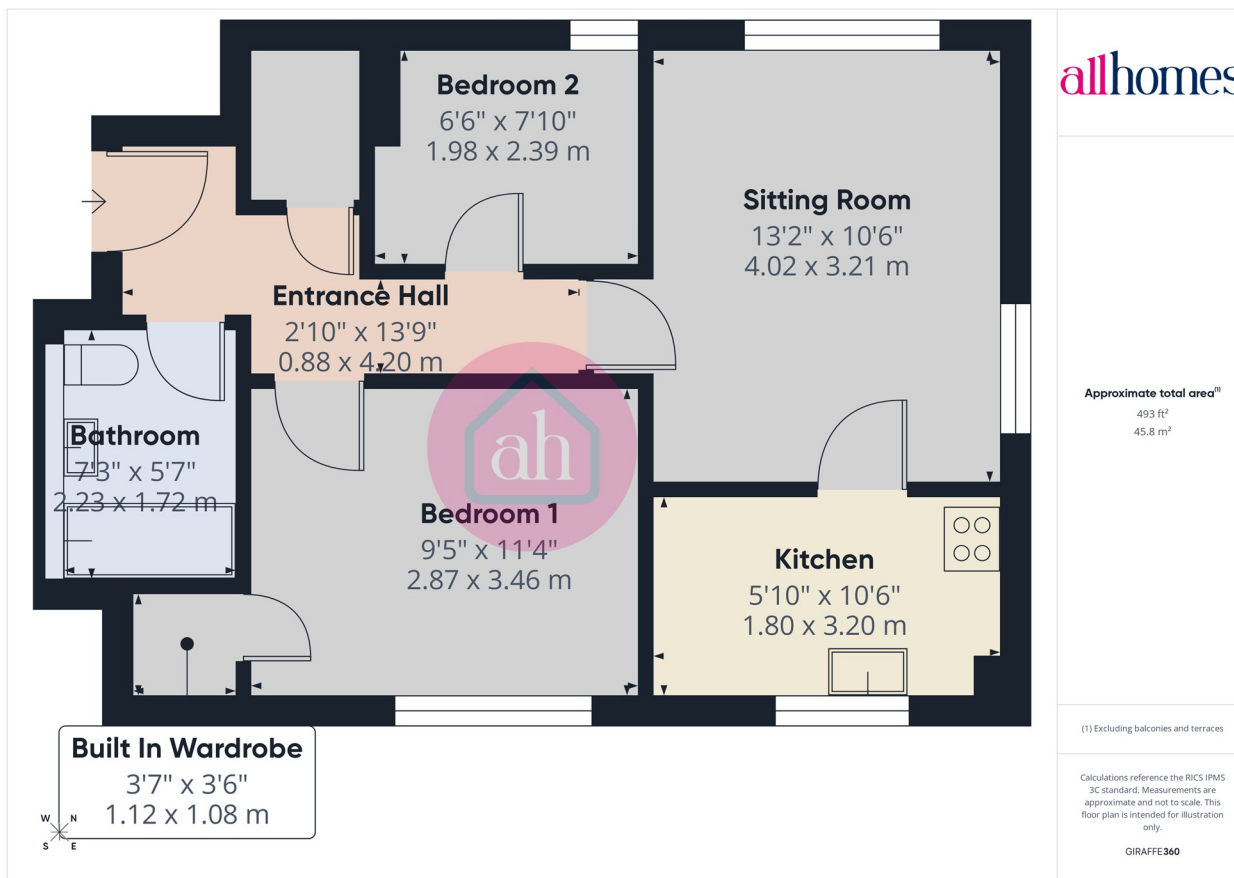




## TRINITY MEWS







EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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