

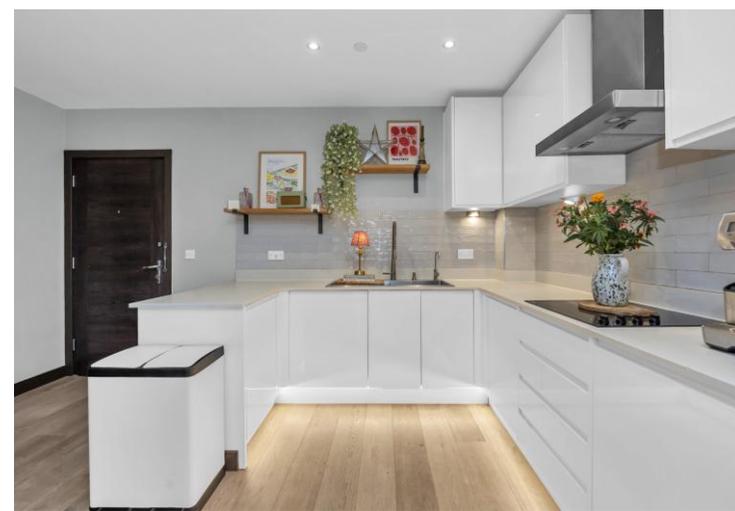


31 Harland Court , Station Hill, Bury St. Edmunds, Suffolk, IP32 6AE

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, two-bathroom, high specification, top floor apartment with balcony and allocated parking located within Harland Court. The property was completed in 2020 and offers rapid access to the train station and is conveniently located within walking distance of the historic town centre and its excellent range of schooling, shopping, recreational and cultural facilities. The apartments in Harland Court benefit from Lift access, as well as stair access to all floors. The apartment offers open plan living accommodation with Juliet balcony, the kitchen area offers a fitted range of wall and base level units with LED lighting. Integrated appliances include full-height fridge/freezer, washer/dryer, dishwasher, stainless steel electric fan oven, and hob with extractor over. The living area offers plenty of space for a dining table and chairs along with the usual living furniture. There are two bedrooms, both benefitting from built-in wardrobes and attractive white shutters at the windows, the principal bedroom having an en-suite. The en-suite comprises of a modern white suite with dual flush wc, integral basin with touch sensitive mixer tap controls, and a large walk-in double length shower with rain shower attachment, complete with touch sensitive controls. There is a smart mirror with LED lighting, shaver point, digital clock and de-



Directions

Leave the town centre via St Johns Street, continue into Ipswich Street and straight over the roundabout on to Station Hill, Harland Court will be located on your left-hand side. (Turning to the left before the train station).

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Sitting/Dining/Kitchen 14' 3" x 25' 2" (4.35m reducing to 3.66m x 7.67m reducing to 3.19m)

Bedroom 10' 1" x 15' 6" (3.07m x 4.72m)

Ensuite 7' 8" x 6' 8" (2.33m x 2.03m)

Bedroom 15' 7" x 9' 9" (4.75m x 2.97m)

Bathroom 7' 9" x 6' 7" (2.36m x 2.01m)

Allocated Parking



Additional Information:

Council Tax Band: C

EPC Rating: B

Tenure: Leasehold

Offers in Excess of £260,000
Leasehold

FLOOR PLAN
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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