



Lark Valley Court, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP28 6UQ

MARK · EWIN
BURY ST EDMUNDS

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Bury St. Edmunds, Suffolk, IP28 6UQ

A spacious ground floor flat backing onto the golf course, located in the sought after village of Fornham St Martin.

The accommodation comprises a kitchen, sitting/dining room with doors overlooking the attractive rear gardens, a shower room and two bedrooms. The principal benefits from an ensuite bathroom.

Outside, the property has an allocated parking space and there is also an additional car park area for visitors. To the rear there is an attractive communal garden and a patio area from the sitting room which belongs to the property.

Additional Information:

Tenure: Leasehold

Lease Term: 90 years from 22 August 2088

Lease Term Remaining: 153 Years

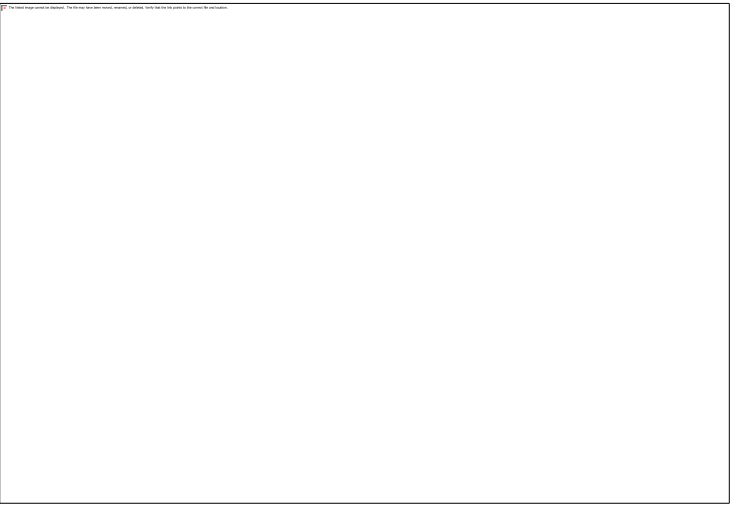
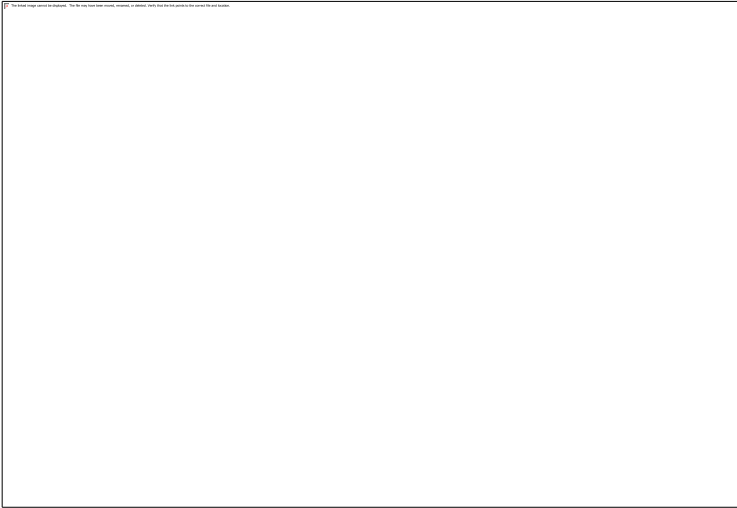
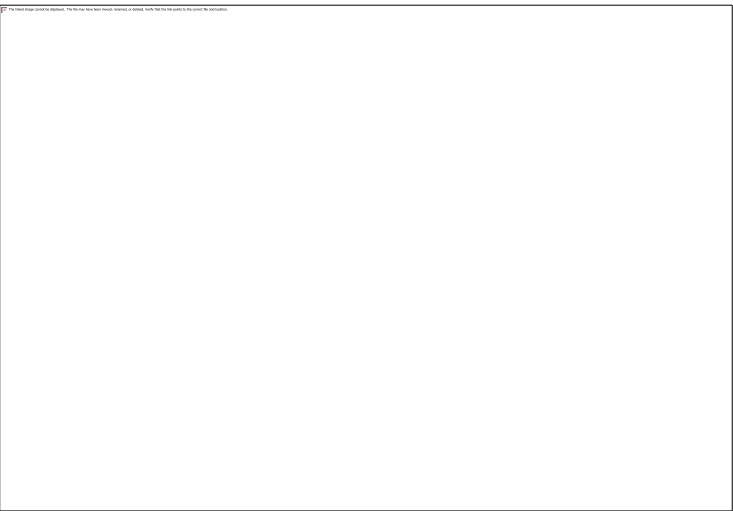
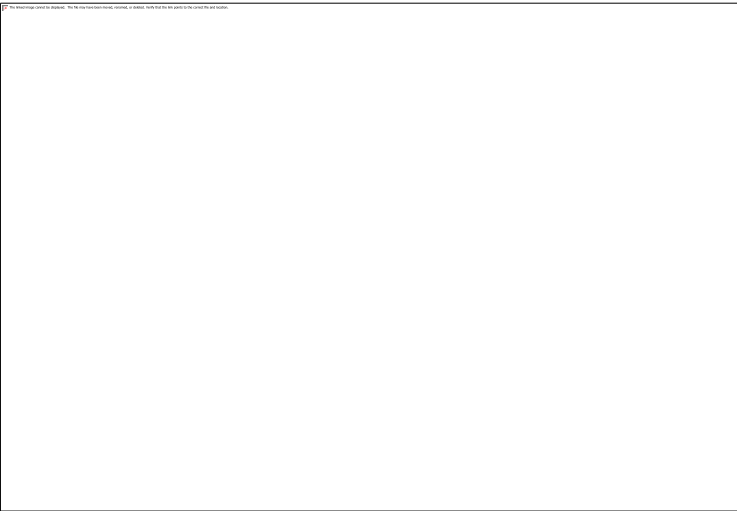
Service Charge: Approx £1500 per annum.

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric, Gas, Water and Drainage. Heating via electric storage heaters.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds heading north along Fornham Road, at the traffic lights turn right onto Tollgate Lane and bear left onto Thetford Road (B1106), continue along this road entering Fornham St Martin, just before the roundabout turn left into into Lark Valley Drive. Follow the road to the end where Lark Valley Court can be found.

Location

Fornham St Martin village has amenities including a public house, Church and village hall. The historic market town of Bury St Edmunds is approximately 2 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway. Bury St Edmunds also has good rail links.

Accommodation:

Entrance Hall 23' 11" x 3' 5" (7.30m x 1.05m)

Sitting/Dining Room 20' 8" x 19' 7" (6.31m x 5.96m)

Kitchen 12' 5" x 9' 0" (3.78m x 2.75m)

Shower Room 6' 10" x 6' 6" (2.09m x 1.99m)

Bedroom One 16' 2" x 12' 3" (4.92m x 3.74m reducing to 3.33m)

Ensuite Bathroom 6' 9" x 6' 6" (2.07m x 1.98m)

Bedroom Two 15' 0" x 9' 6" (4.57m x 2.89m reducing to 1.53m)

Communal Gardens

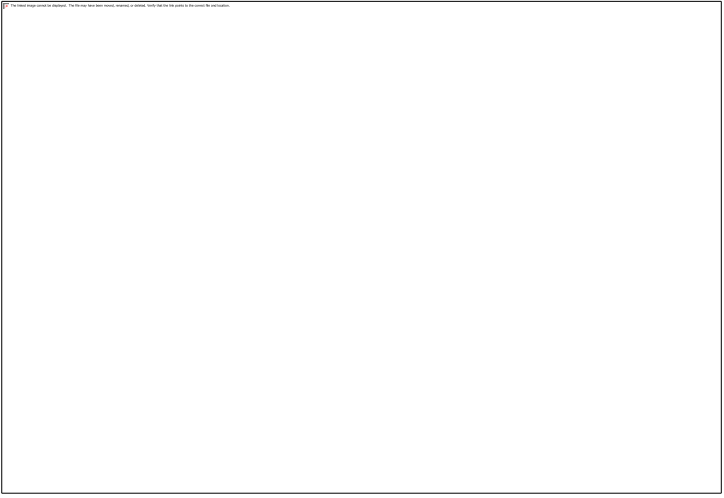
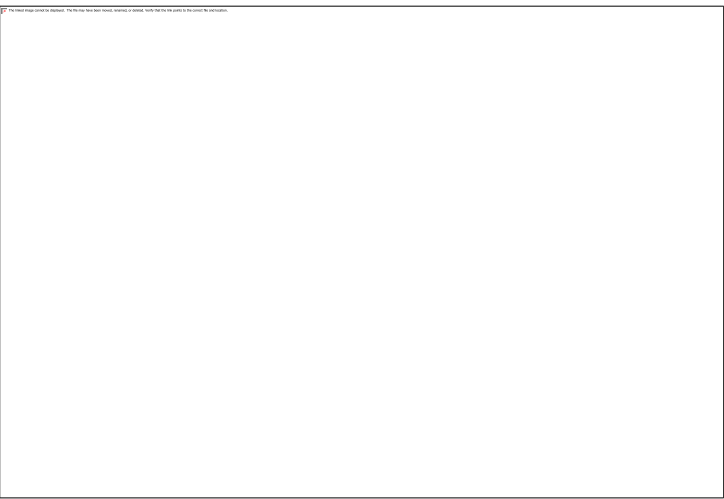
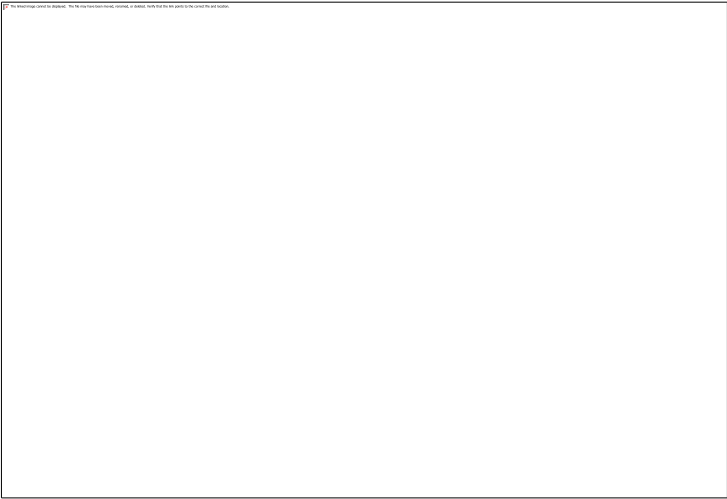
Patio Area

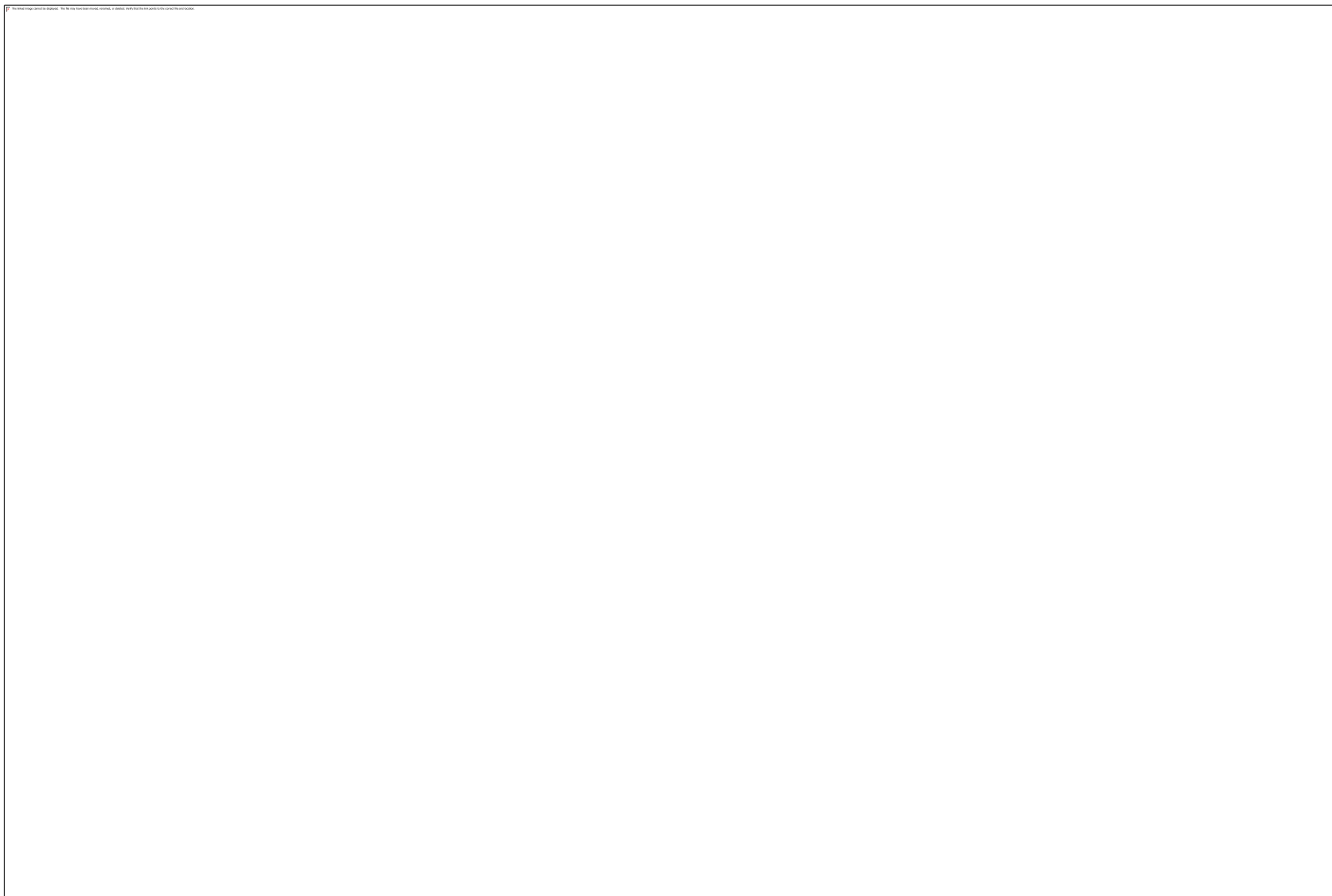
Allocated Parking Space

Additional Information:

Council Tax Band: C
EPC Rating: E
Tenure: Leasehold

Guide Price £250,000
Leasehold





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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