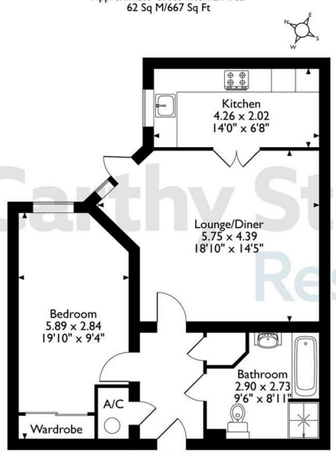
Excellent

Trustpilot

McCarthy & Stone
Resales.

2 Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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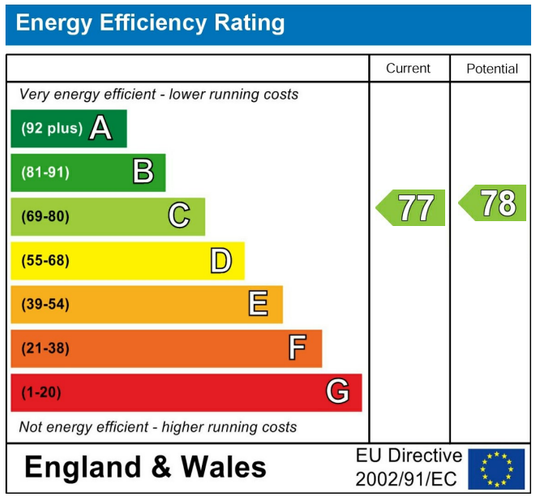
McCarthy Stone Resales



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

2 Cross Penny Court

Cotton Lane, Bury St. Edmunds, IP33 1XY

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Cross Penny Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners lounge - with audio visual equipment
- Table service restaurant
- 24 Hour on-site staffing
- Domestic assistance (1hr included in service charge - additional hours by arrangement
- Personal care packages availablefrom the on-site CQC registered care agency
- Guest suite + Function room
- Wi-Fi in communal areas
- Lift to all floors
- Full wheelchair accessability
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Cross Penny Court, Bury St. Edmunds

1 | 1 | Asking price £160,000

Cross Penny Court

Cross Penny Court is a development of 57 one and two bedroom Assisted Living (known as Retirement Living PLUS) apartments set within the historic town of Bury St Edmunds. Cross Penny Court is managed by a team of qualified staff, ranging from an Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year, from the qualified reliable and friendly on-site care team you will know and trust. One hour of domestic assistance per week is already included in the service charge, to help with tasks such as household cleaning, changing the beds, as well as running errands, shopping for groceries and posting letters. There is an on-site laundry service which can take care of all your laundry requirements, returning your clothes washed, dried and ironed in 24 hours. McCarthy & Stone Assisted Living are also able to offer you Lifestyle Support, so if you fancy a trip to the cinema, an art class, or simply to visit friends - our care team can provide companionship and support, helping you to get out and about. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Retirement Living PLUS

Retirement Living PLUS is all about making life easier. That includes providing a great value in-house restaurant, for when you don't feel like food shopping and cooking yourself, plus a spacious homeowners' lounge for socialising, and a guest apartment where friends and family can stay for a modest fee. Our Retirement Living PLUS developments are wheelchair-friendly to exacting Lifetime Homes Standard*, and for mobility scooter owners, there's a secure area to charge them. We also take care of the tasks that have been eating up your time, like exterior maintenance and gardening. It's all designed to make your life easier.

Entrance Hall

Solid oak door with spy hole and letter box leads into the entrance. There is a door to a walk in storage/airing cupboard. Wall mounted emergency speech module. Doors leading to the lounge, bedroom and wetroom

Lounge

A generously sized lounge with a French door allowing access to the apartment without having to go through the communal entrance. TV (with Sky+ connectivity - subscription fees may apply), telephone points, two ceiling light fittings and power points. Double doors opening to separate kitchen.

Kitchen

Modern kitchen with a range of low and high level units, with a roll top work surfaces over and tiled splash back. Stainless steel sink unit with mixer tap sits below the auto opening window. Inset waist height (for minimal bend) electric oven with side opening door. Four ring electric hob with glass splash back and extractor hood. Integral fridge freezer. Over counter and ceiling light, tiled floor and ventilation system.

Bedroom

Spacious bedroom with the benefit of a built in mirror fronted wardrobe. TV and telephone points, raised height power points. Emergency pull cord.

Wet room with bath

Purpose built wet room comprising; shower with support rail and curtain; low level bath with grab rails; WC; vanity unit wash hand basin with mirror above. Fitted with non-slip vinyl flooring. Emergency pull-cord.

Service Charge (breakdown)

- 1 Hours domestic assistance.
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please please contact your Property Consultant or House Manager.

The annual service charge is £10,794.68 for the financial year ending 30/09/2027.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £435 per annum
Ground rent review: 1st Jan 2029
Lease: 125 years from 1st Jan 2014

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage