



Flat 7, Southgate House Rougham Road, Bury St. Edmunds

Guide Price £150,000



THE
M&G
PARTNERSHIP

Flat 7

Southgate House Rougham Road, Bury St.
Edmunds

- First-floor retirement apartment
- Set in beautiful communal gardens
- On-site warden assistance
- Hall, spacious sitting room
- Fitted kitchen with integrated appliances
- Two good-sized bedrooms
- Stylish refitted shower room

A spacious and exceptionally well-appointed first floor retirement apartment, occupying a pleasant position with lovely views over the landscaped communal gardens. Offered for sale with no onward chain and designed specifically for those aged 60 and over, the property provides comfortable, secure and beautifully presented accommodation, ideal for anyone looking to downsize without compromising on quality.

The apartment includes a spacious hallway with airing cupboard and further storage, a generous sitting room with space for dining and patio doors opening onto a balcony, two good-sized bedrooms and a stylish refitted shower room.

The kitchen has been refitted to a high specification and includes a range of integrated NEFF appliances, including oven, hob, microwave, fridge/freezer, washing machine and dishwasher.



Entrance Hall

13' 2" x 5' 5" (4.01m x 1.65m)

Sitting Room

15' 7" x 11' 9" (4.75m x 3.58m)

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.66m)

Bedroom 2

9' 7" x 8' 0" (2.92m x 2.44m)

Shower Room

7' 10" x 6' 3" (2.39m x 1.91m)

General Information/Lease

Each room within the apartment has an emergency pull cord to alert the on-site manager with a central monitoring system which is available 24 hours a day, 365 days a year.

Agents Note 1 - The existing internal doors were handcrafted especially for the vendor and may be sold separately, either to the purchaser of the apartment or to an alternative buyer. If this is the case, traditional doors will be reinstalled.

Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1st August 1986. Service charge: is approximately £270 per month. Ground rent: £60 per annum.

ENERGY PERFORMANCE RATING - C

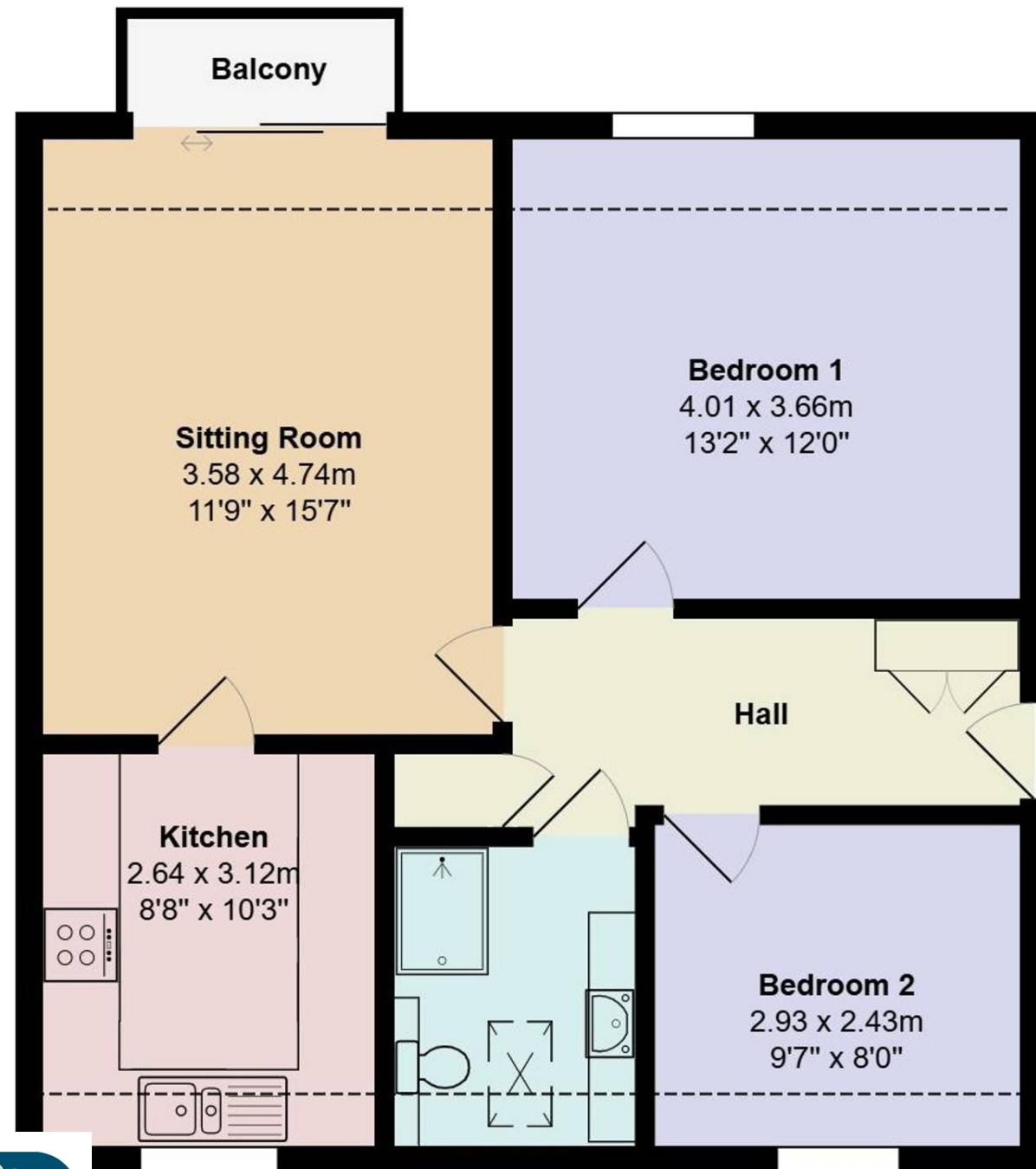
COUNCIL TAX - BAND C , COUNCIL - West Suffolk

SERVICES - Mains water, electricity and drainage

BROADBAND - Ultrafast broadband is available. MOBILE -All mobile phone providers are likely



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