

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

22 Tamlyn House Station Hill,  
Bury St. Edmunds, IP32 6AQ

Offers In Excess Of  
£249,995

M&G  
PARTNERSHIP

## High Specification Top Floor Apartment With Two Balconies

**\*UNIQUE WITH TWO BALCONIES\*** Located moments from the town centre, this superb, TOP FLOOR, two-bedroom apartment at Tamlyn House offers contemporary living in a convenient location whilst offering two balconies: one leading from the open-plan living space, and the second from bedroom one.

Finished to a high specification throughout, the property is suited to a range of buyers, whether it be those regularly commuting, first-time buyers, downsizers or even investors with an attractive gross yield of <6.8%.

Bury St Edmunds continues to grow in popularity, offering an excellent balance of professional opportunities and lifestyle appeal. The historic market town boasts a wide range of both independent and high-street amenities, including pubs, bars, restaurants, cafés, supermarkets, and comprehensive health and educational facilities, all contributing to its strong and enduring appeal.

Upon arrival you will find allocated parking through the underpass, before entry to the apartment block. The communal entrance is well-maintained, courtesy of Rosetree Estates, and supports both stairs and lift access leading to the top floor.

- Immaculately Presented Throughout
- High Specification, Top Floor Apartment
- Allocated Parking
- Two Double Bedrooms
- Two Balconies Leading From Bedroom & Living Space
- Vendor Has Found (Complete Onward Chain)
- Superb For A Range Of Buyers
- Fitted Wardrobes In Bedroom One



Positioned on a desirable corner plot, the property enjoys an abundance of natural light throughout the day, with morning sunshine brightening the bedroom and afternoon light flowing into the lounge, creating a warm and inviting living space.

Upon entry you are greeted by the sizeable open-plan kitchen-living-diner which is bathed in natural light courtesy of the uPVC door / window leading to the balcony overlooking the side of the development and Tayfields.

The high specification, L-shaped kitchen is fully equipped with integrated appliances including a fridge/freezer, washer/dryer and dishwasher, complemented by stylish Karndean flooring. Additional luxuries include: boiler hot water tap and filtered drinking water.

Bedroom one is a large, dual-aspect double bedroom with mirror-fronted fitted storage and access to the balcony. Bedroom two is also a double bedroom.

The contemporary bathroom is fitted with wc, vessel sink, rainfall shower with touch screen controls, backlight vanity unit with anti-condensating feature and additional storage.

Communal:

Communal bin store and bike store can be found on the ground floor.

Agents Notes:

EPC Rating - B

Council Tax - B

All mains services connected

What3Words: ///warms.cadet.scraping

Lease: 125 year lease from 01.01.2019 (118 Remaining)

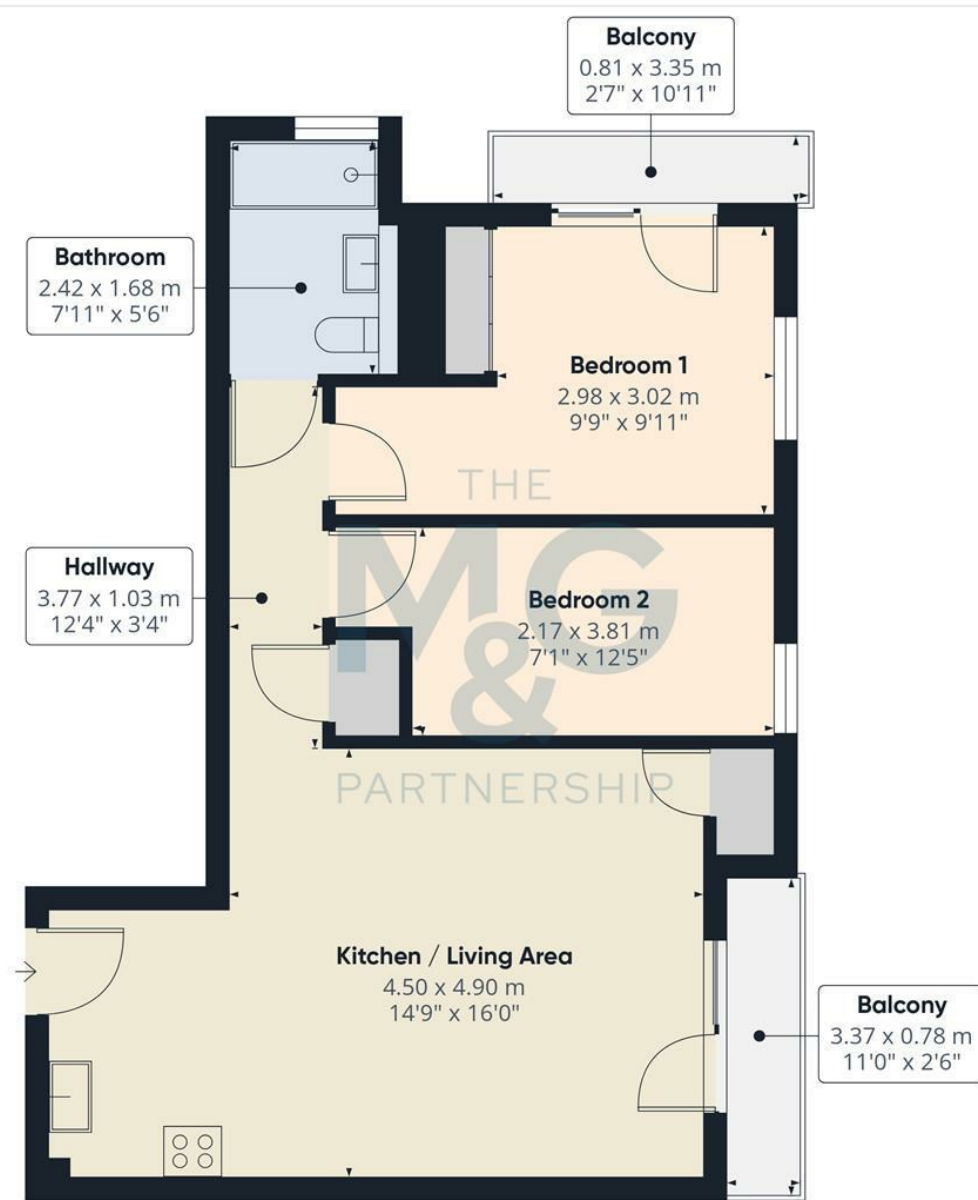
Service Charge: £1,340 p/a

Ground Rent: £350 p/a

Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all providers are likely





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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