



Liberty Lodge, Bury St Edmunds, Suffolk, IP33 3GL

**MARK · EWIN**  
BURY ST EDMUNDS

## Liberty Lodge, Bury St Edmunds, Suffolk, IP33 3GL

A one bedroom first floor retirement apartment for the over 60s, situated within easy walking distance of the historic market town centre of Bury St. Edmunds and its excellent range of amenities.

The accommodation comprises an entrance hall, sitting/dining room, fitted kitchen, shower room and one bedroom.

Residents also benefit from access to a communal lounge, together with well-maintained communal gardens and patio seating areas.

Additional Information

Tenure: Leasehold

Maintenance Charge: £2,849.59 per annum

Water Tank Service Charge: £60.00 per annum

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source: Ofcom)

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

Services: Mains Electricity, Water and Drainage.

Agent's Note: Some of the photography used within this marketing has been supplemented with images provided by the development management company to better illustrate the standard and style of the communal facilities and original specification of the apartment. Interested parties are advised that the property is currently occupied, and an internal inspection is strongly recommended to fully appreciate the accommodation and its current presentation.

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### Directions

Continue straight onto Westley Road, which transitions into Tollgate Lane, and then turn left onto Out Risbygate. Continue onto Risbygate Street. Liberty Lodge will be clearly visible on your right-hand side.

### 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.

**Accommodation:**

Entry 11' 1" x 6' 6" (3.38m x 1.98m)

Shower 7' 8" x 6' 6" (2.34m x 1.98m)

Kitchen 8' 2" x 7' 10" (2.49m x 2.39m)

Dining area 10' 3" x 5' 1" (3.12m x 1.55m)

Sitting Room 10' 4" x 15' 4" (3.15m x 4.67m)

Bedroom 11' 4" x 11' 10" (3.45m x 3.60m)



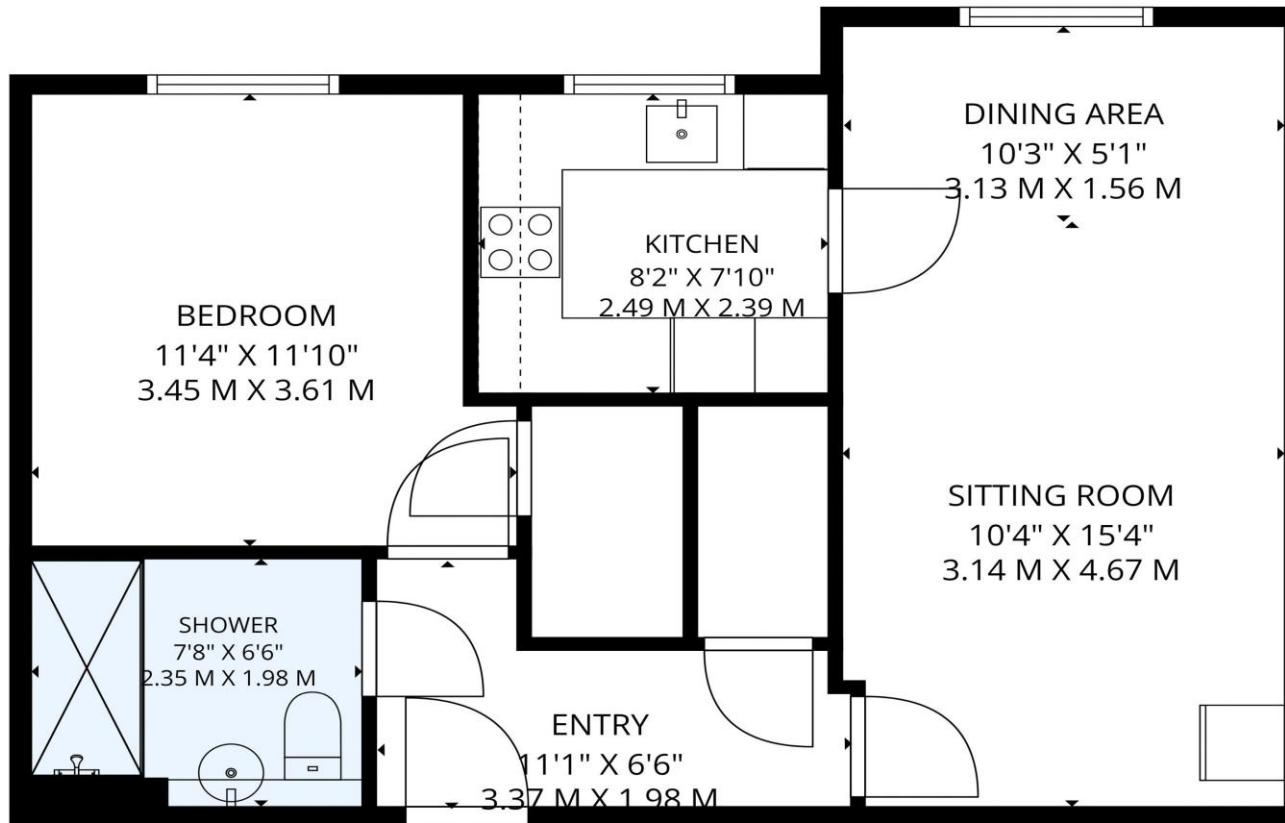
**Additional Information:**

Council Tax Band: B

EPC Rating: B

Tenure: Leasehold

**Offers over £290,000  
Leasehold**



All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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