



Lund Court

Spring Lane, Bury St Edmunds, IP33 3RG

£170,000

A chain-free, one-bedroom second floor apartment offering a spacious living room, fitted kitchen, bathroom with bath and shower over, a well-proportioned bedroom and off-road residential parking. Ideally situated close to the town centre, train station, West Suffolk College and the A14.



Property Features

- CHAIN FREE – ideal for first-time buyers or investors
- Spacious second floor apartment in a popular residential location
- Well-proportioned double bedroom
- Bright and generous living room
- Fitted kitchen with space for freestanding appliances
- Bathroom with bath and shower over
- Off-road residential parking
- Excellent access to the town centre, train station, A14 and West Suffolk College

space along with designated areas for freestanding appliances. The bathroom is fitted with a bath featuring a shower over, WC and hand basin. The apartment offers a generous double bedroom with a front aspect, creating a bright and comfortable space to unwind.

Externally, residents benefit from off-road residential parking.

Tenure -Freehold

Council Tax Band- B- West Suffolk

Services: Mains Water, Gas & Electric

Tenure: Share of freehold

- 959 Years Remaining
- No Ground Rent
- Service Charge (Inc. Building Insurance): £1,000 p/a

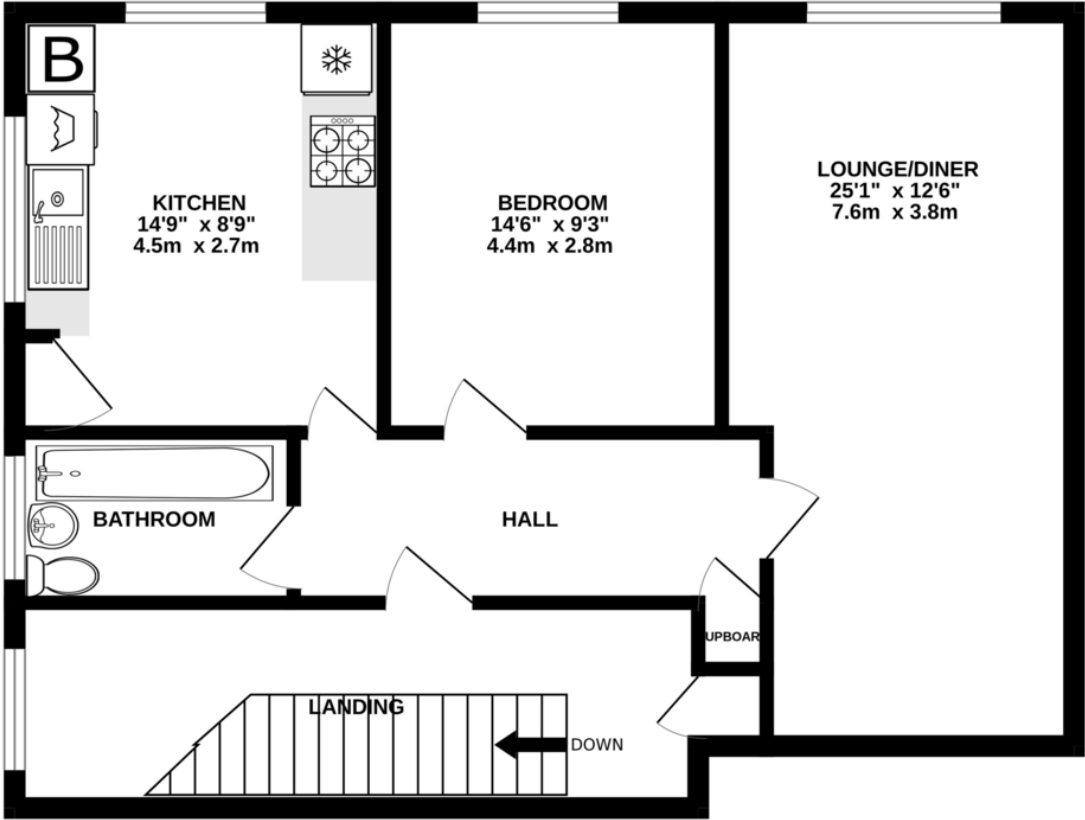


FULL DESCRIPTION

Ideally positioned close to Bury St Edmunds town centre, the property enjoys convenient access to a fantastic range of shops, restaurants and leisure facilities. The train station, West Suffolk College and the A14 are all within easy reach, making this an excellent location for commuters, students and professionals alike.

The accommodation is accessed via the second floor where an entrance hall provides access to all principal rooms. The spacious living room offers plenty of space for both seating and dining, while the fitted kitchen provides ample cupboard

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements