



FORUM COURT, BURY ST. EDMUNDS IP32 6BP

OIEO £140,000
LEASEHOLD

Modern and well-appointed one-bedroom top floor apartment, ideally situated within easy walking distance of Bury St Edmunds town centre and just a short walk from the railway station, making it an excellent choice for commuters or investor purchasers. The property offers bright and contemporary accommodation throughout, comprising a welcoming entrance hall leading to a spacious open-plan sitting room and kitchen. The apartment further benefits from a generously sized double bedroom and a fitted bathroom. Additional benefits include allocated off-road parking and a highly convenient location close to a wide range of local amenities, shops, restaurants and leisure facilities. Viewing is highly recommended.

allhomes

FORUM COURT

- No Onward Chain • Well Presented Top Floor Flat • Open Plan Stylish Kitchen/Sitting/Dining Room • Located Close To The Town Centre & Train Station • Electric Heating • Well Appointed Kitchen • Walking Distance To Local Amenities • Double Bedroom • One Allocated Parking Space & Gated Access • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Airing cupboard and storage cupboard. Electric heater.

Kitchen/Sitting/Dining Room

Modern kitchen with a range of wall and base cupboard and drawer units, with work tops over. Inset sink and drainer. Integrated electric oven with hob and extractor hood over. Space for a full fridge freezer and washing machine. Open plan to the sitting, dining room with curved wall. Windows to front. Two electric heaters.

Bedroom

Double room with built in wardrobes. Window to side. Electric heater.

Bathroom

WC and pedestal wash basin. Bath, fully tiled with electric shower head over. Extractor fan.

Parking

One allocated parking space. Gated access and communal grounds.

Agent's Note

Current service charge, ground rent and water are £2,200 for the year.

Disclaimer

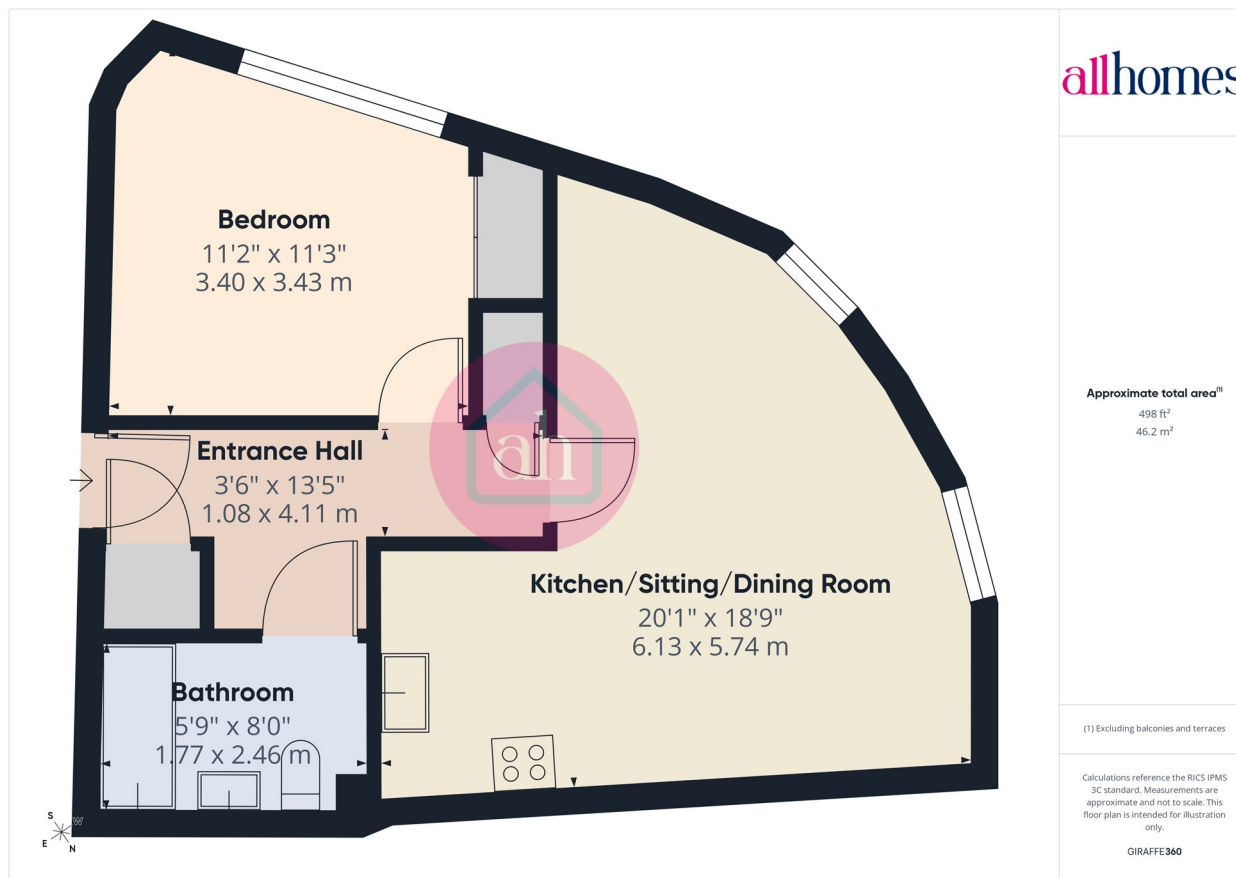
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verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.



FORUM COURT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: A

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