



Fornham Road Bury St Edmunds



2 bedroom apartment



1 Bathroom



EPC B



Council tax - Band B

PRICE: £260,000

- CHAIN FREE
- CLOSE TO TOWN CENTRE
- CLOSE TO TRAIN STATION
- UNDERFLOOR HEATING
- BESPOKE DESIGN
- MODERN THROUGHOUT
- TWO DOUBLE BEDROOMS
- SECURE ENTRY
- ALLOCATED PARKING
- OPEN PLAN KITCHEN/LIVING ROOM

GD Estates are delighted to offer to market this beautifully designed and well-maintained two bedroom first floor apartment located in a prime location on Fornham Road in Bury St Edmunds.

Just seven years old and offered to the market chain free, the apartment has been fantastically maintained and offers spacious accommodation throughout. The layout includes two double bedrooms, a contemporary bathroom, and a generous open-plan living room and kitchen.

Externally, the development features allocated parking and the use of well-kept communal gardens. Its location is particularly convenient for those requiring easy access to the town centre and the railway station.

LOCATION:

Fornham Road sits just outside the town centre of Bury St Edmunds, making this property ideal for those looking to enjoy town living or needing to commute further afield.

Bury St Edmunds offers a wide range of educational, recreational, and cultural facilities, including the Arc Shopping Centre, Theatre Royal, and Abbey Gardens.

The town also boasts a train station with mainline links to London Liverpool Street, and the A14 trunk road is within easy access.

PROPERTY OVERVIEW:

Built in 2018 this luxury two-bedroom apartment is still within its 10 year warranty, and remains beautifully presented throughout. Accessed via a secure communal hallway, the apartment boasts spacious and well-designed accommodation including open plan dual aspect kitchen and living area with integrated appliances, two double bedrooms and contemporary family bathroom. The apartment also offers great storage with two large cupboards in the internal hallway.

Externally the property offers allocated parking, and use of the communal gardens.

SERVICES:

The property offers mains gas, water, drainage and electric. Gas fired central & underfloor heating

TENURE:

The property is LEASEHOLD, chain free and to be sold with vacant possession

Approximately 992 years remaining on lease.

Service charge £1068.80 per annum



ROOM MEASUREMENTS:

KITCHEN/LIVING AREA:
5.85m (19'2")/3.93m (12'11" MAX)

BEDROOM 1:
3.98m (13'1")/2.93m (9'7")

BEDROOM 2:
2.38m (7'10")/3.19m (10'6")



