



7 Chantry Court Cotton Lane, Bury St. Edmunds

In Excess of £140,000



7 Chantry Court Cotton Lane

Bury St. Edmunds

- CHAIN FREE first-floor apartment with secure entry
- Ideal investment - Current Rental Value from £950 PCM
- Fitted kitchen, large reception room
- Economy 7 heating, uPVC glazing. Allocated parking
- Located close to all amenities, early viewing advised
- 2 Double bedrooms, bathroom

A spacious first floor apartment, offered for sale with no onward chain and providing surprisingly generous accommodation in a highly convenient position.

The property would make an excellent choice for first-time buyers, investors or those seeking a practical and easily maintained home close to the town centre.

The accommodation, which benefits from electric heating and a neutral light colour scheme includes a generous reception room, providing plenty of space for relaxing and dining, together with two double bedrooms, fitted kitchen and allocated parking space

With its chain-free position, well-proportioned rooms and convenient layout, this is a very appealing opportunity in a popular and well-connected part of the town.



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Entrance Hall

Sitting Room

17' 3" x 10' 4" (5.26m x 3.15m)

Kitchen

7' 2" x 6' 0" (2.18m x 1.83m)

Bathroom

Bedroom 1

11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom 2

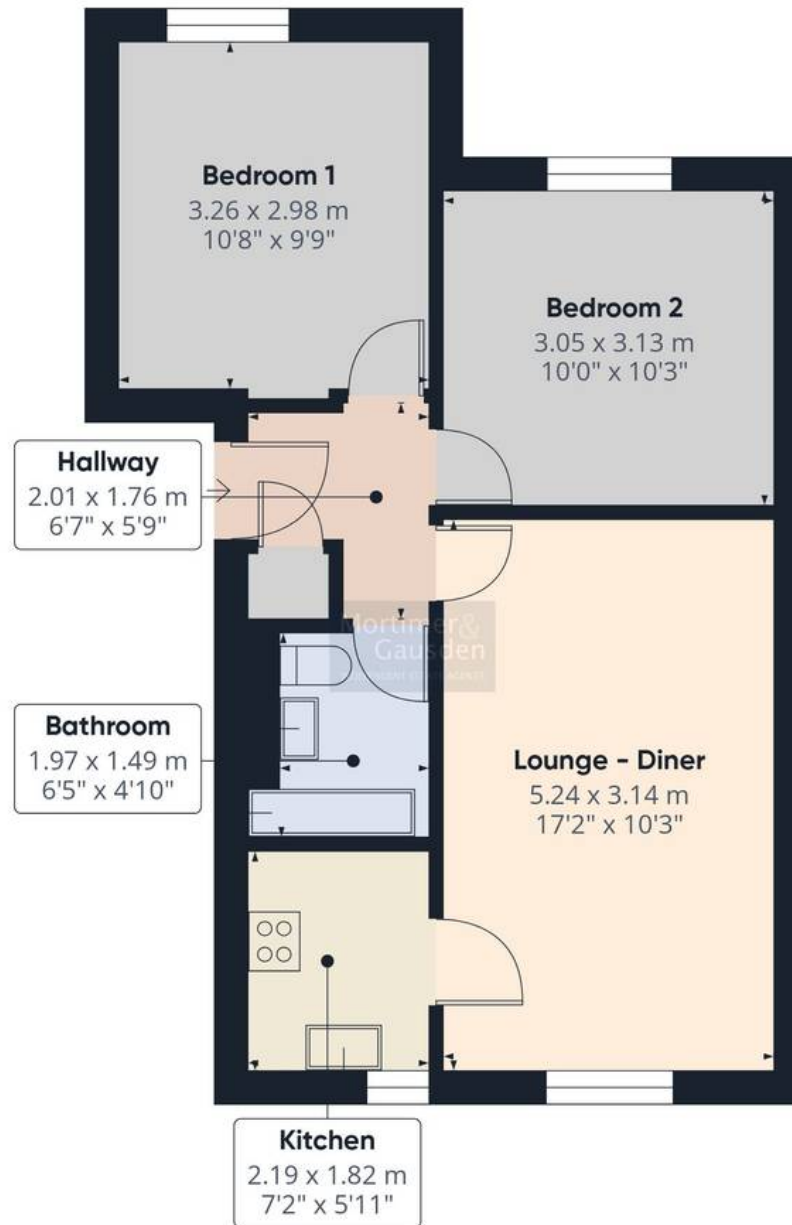
10' 2" x 10' 4" (3.10m x 3.15m)

General Information/Lease

LEASE DETAILS 125-year lease from 1989. Approximately 88 years remaining. SERVICE CHARGE: £136.00 pcm GROUND RENT: £65.00 six monthly. SERVICES: Mains water, drainage and electricity are connected. EPC RATING: C - LOCAL AUTHORITY: West Suffolk. COUNCIL TAX: Band: B. Ofcom states that ultrafast broadband and all mobile providers should be available



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mail@mortimerandgausden.co.uk



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