



LAWRENCE HOUSE

St. Andrews Street | Bury St. Edmunds | Suffolk





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LAWRENCE HOUSE

ST. ANDREWS STREET | BURY ST EDMUNDS | SUFFOLK

- Two-bedroom ground floor apartment, designed to a high specification with its own larger than average courtyard garden
- Prime location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Impressive private residents' central atrium lobby serviced by elevator and glazed stairwells
- Expansive six-part bi-folding doors brings the outside in and transforms the principal living space & benefit of separate street access
- Highly equipped sleek contemporary kitchen with wine cooler, breakfast station & utility cupboards
- Sumptuous walk-in shower room serves the two double bedrooms
- Privacy curtains & blinds fitted throughout
- Multi-zone ceramic tile underfloor heating



Stylish, high specification town centre apartment with separate access & impressive large courtyard garden

Positioned on the ground floor is this exclusive two-bedroom apartment, which has been tastefully designed and built with the showpiece being the six bi-fold doors that dramatically rolls back to bring the outside in while providing lots of natural light. Accommodation includes entrance hall, a large open-plan kitchen/living/dining space with a meticulously designed sleek contemporary kitchen area with breakfast bar and wine cooler, tall utility cupboards and larder, sumptuous walk-in shower room serving the two double bedrooms. Multi-zone underfloor heating.

Situated in the epicentre of town close to the thriving Arc / Apex retail and entertainment amenities, yet discreetly tucked away from the streetscape, the apartment is approached via a private residents' lobby with a glazed atrium, secure video/audio entry phone systems and automatic welcome lighting. There is also a block paved area to the front with a bike/bicycle storage facility. The private courtyard garden with its large pergola is sure to surprise and delight guests for those summer evening BBQs and with the benefit of separate gated access.

Lawrence House is conveniently located within the heart of the historic Cathedral town of Bury St. Edmunds and provides excellent A14 ease-of-access and is within close vicinity of a bus stop and a short walk to the train station connecting Cambridge/Ipswich/London. All major foodstores are within easy reach as are the boutique shops, bars and restaurants. Refer to our Situation page to discover Suffolk

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

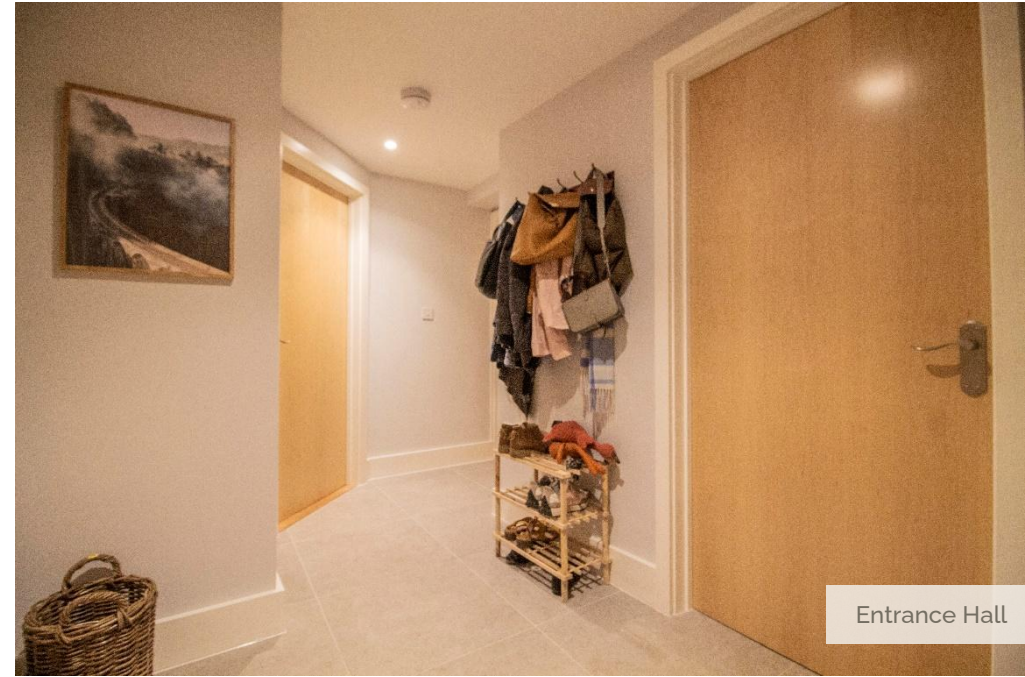
Lawrence House displays extremely well-considered features for the enjoyment of buyers following a comprehensive design and build to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 761 ft² (70.7 m²) and made to stand-out from the rest.

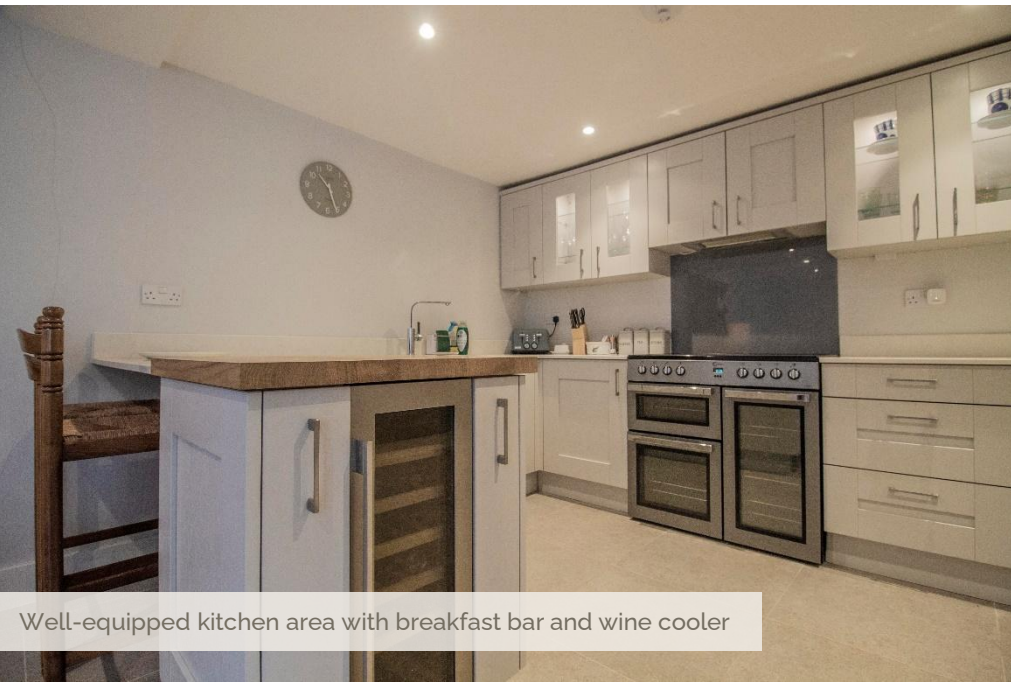
COMMUNAL ENTRANCE HALL LOBBY

Glazed doors provide access from the street frontage with a Swipe & Go key fob or via a secure video/audio entry phone system for guests and opens into a welcoming private residents' lobby area. Automated lighting and mail boxes. There is bike/bicycle storage and a bus stop close by.

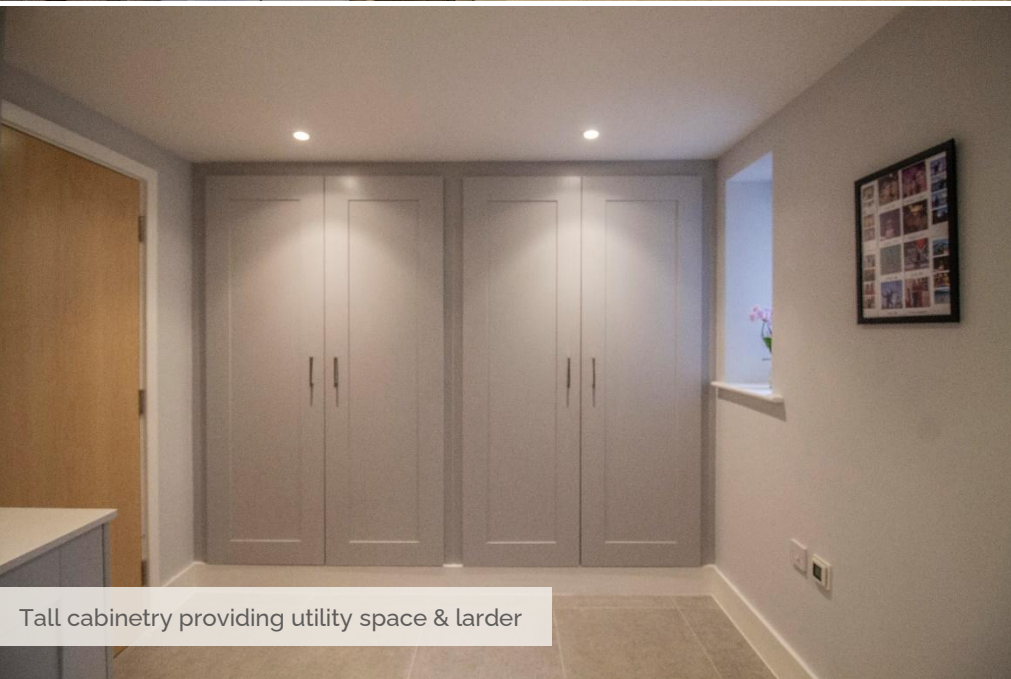
APARTMENT ENTRANCE HALL

Opens into the apartment entrance hall with doors to open-plan kitchen / dining / living area, bedrooms and shower room. Video/audio entry phone system. Recessed lighting. Ceramic tiles with underfloor heating.





Well-equipped kitchen area with breakfast bar and wine cooler



Tall cabinetry providing utility space & larder

KITCHEN / DINING / LIVING AREAS 27'0" x 7'3" (8.23m x 5.26m)

Walk into a large, light-filled dual aspect open-plan kitchen/living/dining space with the crowning feature being its dramatic six door bi-fold system that rolls back to bring the outside in. The well-designed contemporary Kitchen area has extensive dove grey wall-mounted – part glazed with backlit display lighting – and base cabinetry that extends to the carefully considered tall larder doors and concealed utility cupboard. White marbled quartz worktops inset with one and half sink, drainer and mixer tap, wraparound a U-shape configuration forming a breakfast bar to one end with its solid oak work surface. High-quality appliances include below counter fridge, Flavel range cooker in stainless steel with mirrored splashback two electric ovens / separate electric grill and 5-zone electric ceramic hob, Siemens full-size dishwasher, Bosch washing machine and Capel 12-bottle wine cooler. Two bar counter stools. The other end of the space has a lounge and dining area with TV, Satellite, DAB and phone points. Recessed lighting. Ceramic stone underfloor heating. The zinc bi-folding doors are fitted with curtains.

BEDROOM ONE 13'4" x 9'6" (4.17m x 2.90m)

Principal bedroom with windows to side aspect fitted with black-out blind and curtains. TV point. Useful storage nook. Recessed lighting. Panel radiator.

BEDROOM TWO 11'4" x 7'1" (3.45m x 2.16m)

Double bedroom with window to rear aspect fitted with curtains. Recessed lighting. Panel radiator.

SHOWER ROOM

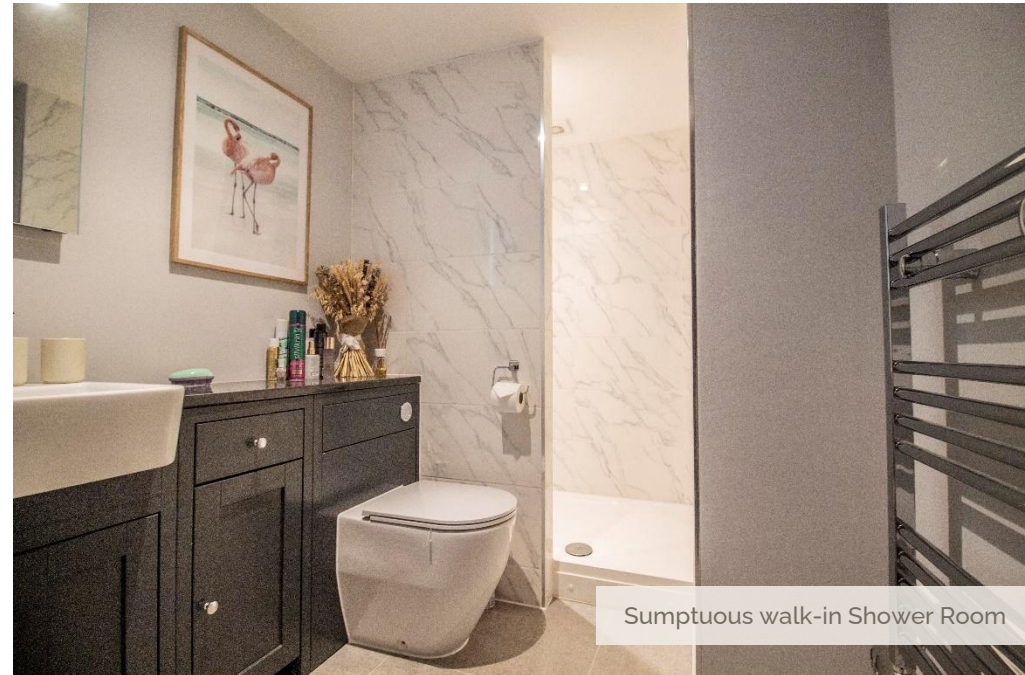
This sumptuous shower room, usefully accessed via the Inner Hall to double as a cloakroom, is fitted with a large walk-in rain shower and separate shower hose, wall-mounted wash basin with mixer tap and large vanity unit with concealed wc. Extractor fan. Heated towel rail. LED mirror. Recessed lighting. Ceramic tiled underfloor heating.

PRIVATE COURTYARD 23'9" x 17'10" (7.24m x 5.44m)

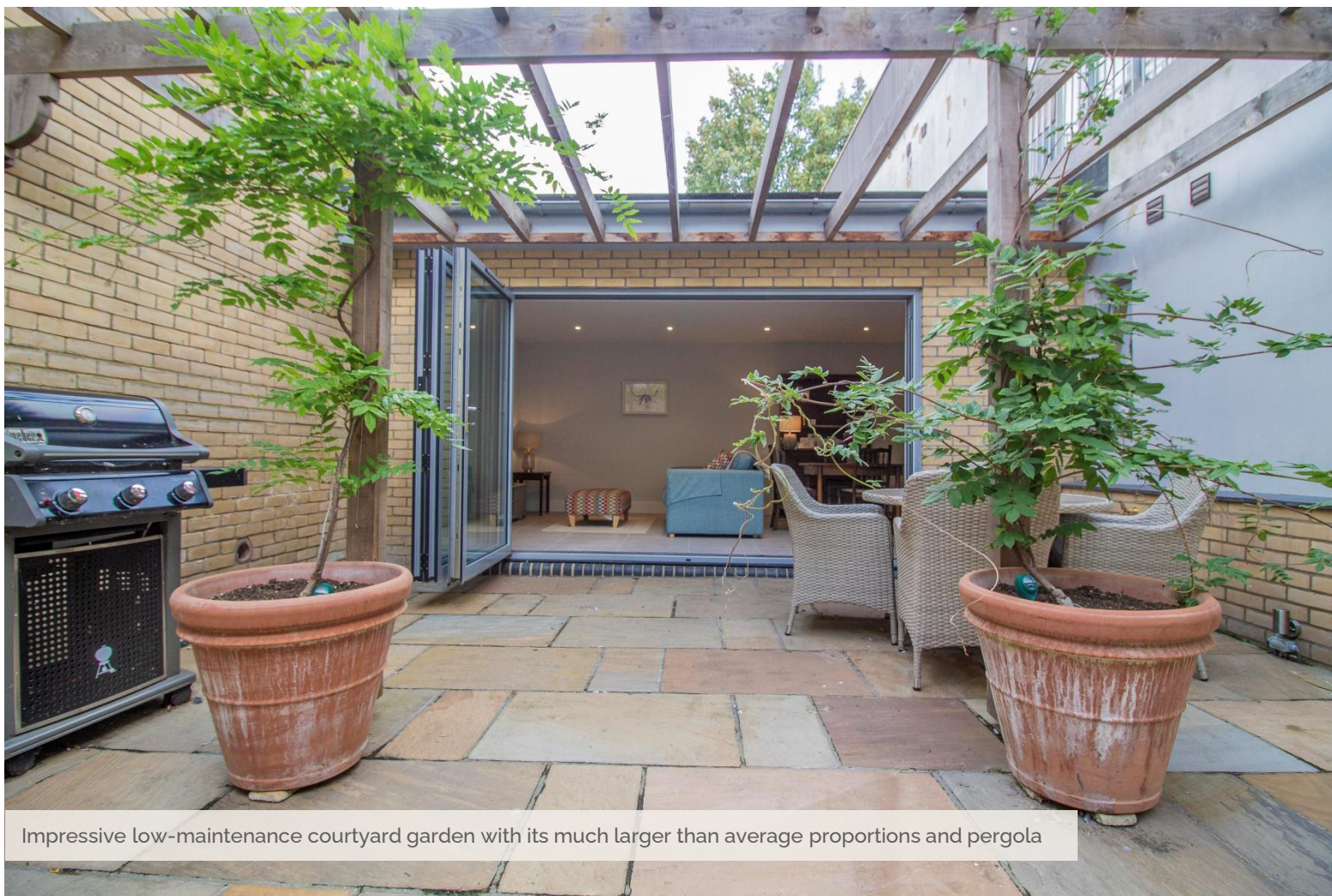
The impressive courtyard garden measuring with its much larger than average proportions is covered in natural Indian sandstone paving slabs creating a great low-maintenance and entertaining outdoor space. The landscape is softened by a large pergola for growing climbing plants. Outdoor spigot and ambient lighting. There is the benefit of a separate gated entrance



Bedroom One with useful recess



Sumptuous walk-in Shower Room



Impressive low-maintenance courtyard garden with its much larger than average proportions and pergola



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



(A14)
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Aldeburgh (Suffolk Heritage Coast)
(1 hr 10 mins / 46.5 miles)



From Bury St. Edmunds
London Kings Cross (105 mins)
London Liverpool Street (110 mins)
Cambridge (50 mins)



From Bury St. Edmunds
London Stansted Airport (48 mins / 51 miles)
Heathrow Airport (2hrs / 105 miles)



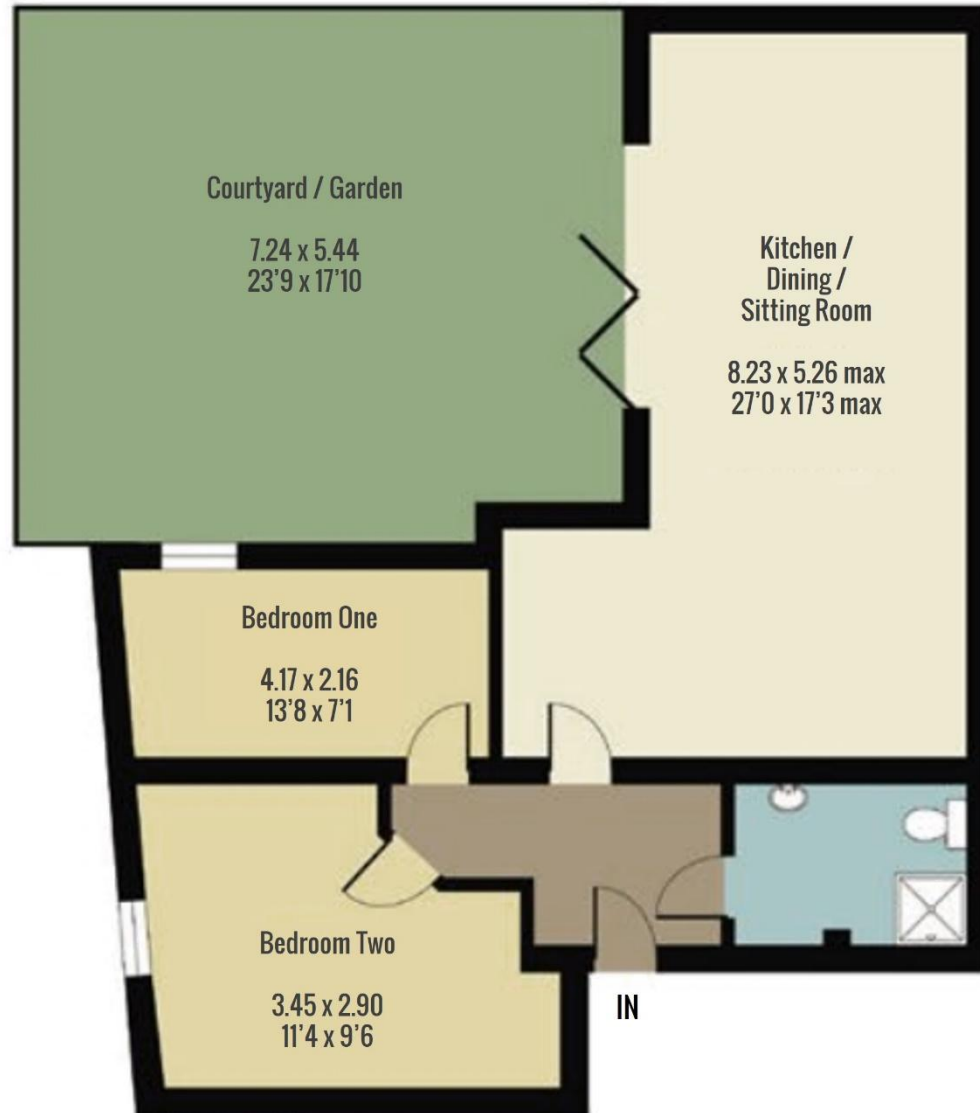
There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: Culford School (1-19); South Lee School (2-13).
State includes: St. Edmundsbury CEVAP; (5-11); King Edward VI CEVC (11-18).
University of Suffolk at West Suffolk College - Further Education.



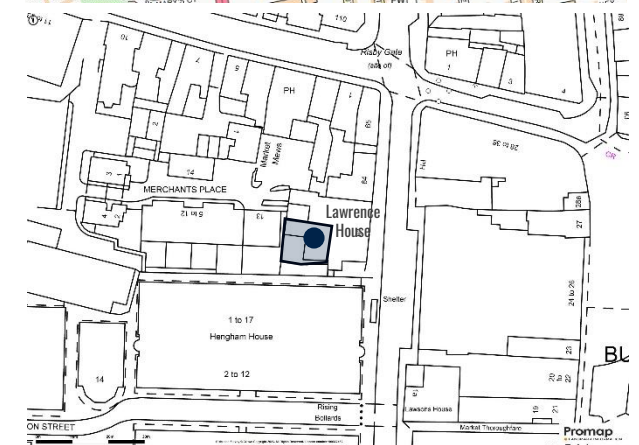
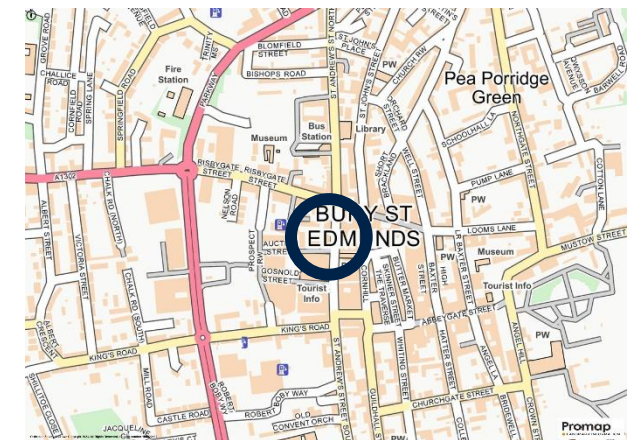
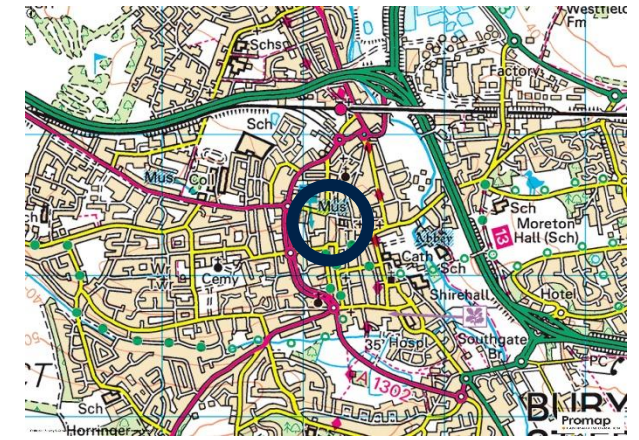
FLOORPLAN

Approximate Gross Internal Area (GIA)

= 761 ft² (70.7 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

TENURE

The property is available For Sale Leasehold by Private Treaty. Lease terms: **999 years** lease having commenced **21/11/2019** with zero ground rent payable and a service charge per annum of £1,900.00.

SERVICES

Mains electricity, drainage and water. Electric underfloor heating. Videx entry system.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band D – £2,288.88

EPC rating – C.

VIEWING ARRANGEMENTS

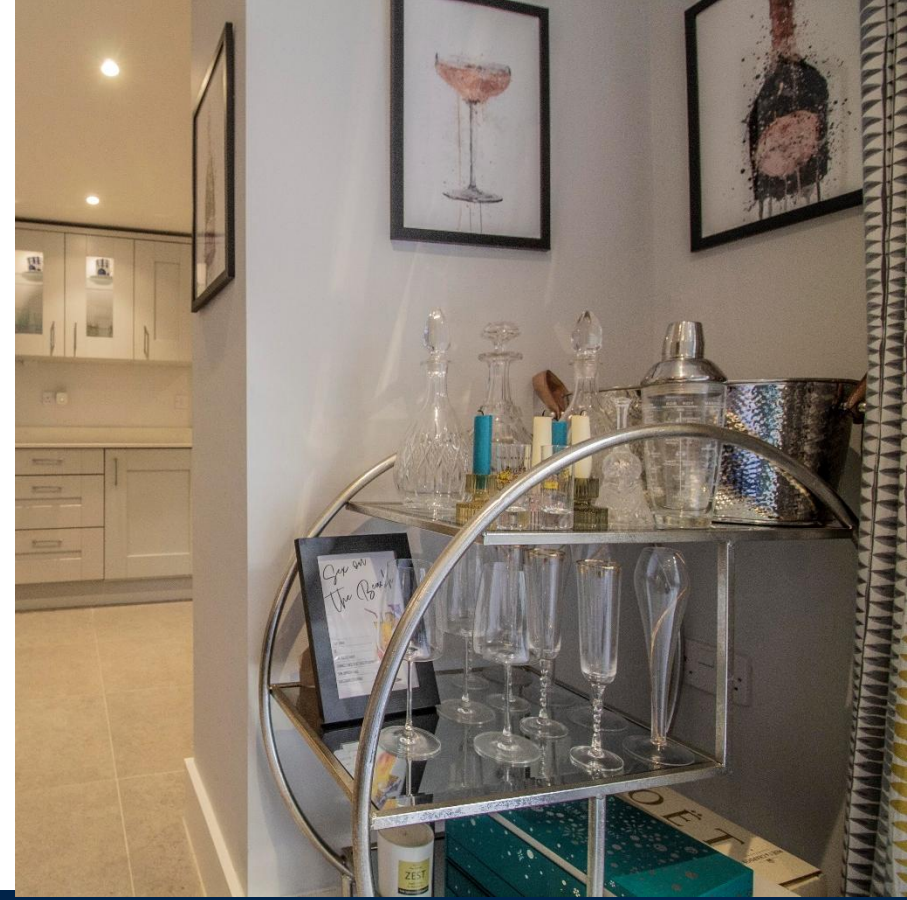
Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 1SD)

(by car) leave the M11 at junction 9 and take the A11 towards London/Cambridge ards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre taking the second exit at the 1st roundabout and the same again at the 2nd and 3rd roundabouts. Continue along Parkway for 75 metres and turn left into Cattle Market carpark where you can access The Arc and 1 Lawrence House respectively.

From RAF Lakenheath/Mildenhall (by car) either follow the A1101 all the way directly to Walpole House (as above), or go southbound on the A11 connecting to the A14 at Junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (as above).

From the town centre (on foot) leaving the Market Square continue along the thoroughfare (Former Post Office on your left), then right into St. Andrews Street and immediately left, 1 Lawrence House glazed lobby can be found on your left-hand side.



Bury St. Edmunds

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