



## PRINCE OF WALES CLOSE

BURY ST. EDMUNDS, IP33 3SH

£140,000  
LEASEHOLD

Investors only, current tenant in situ – current rent achieving £785 PCM

Perfectly positioned for the centre of the historic market town of Bury St Edmunds, this first-floor apartment offers a fantastic opportunity to create a comfortable home just moments from all the town has to offer. The property features two well-proportioned bedrooms, a bathroom and an open-plan living space incorporating a fitted kitchen. While the property would benefit from some updating, it presents an ideal chance for buyers to add their own style.. Outside, there is the advantage of allocated parking, making this an excellent choice for those seeking a conveniently located home close to the town centre.

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- Suitable For Investors Only/Buy To Let
- First Floor Two Bedroom Apartment
- Open Plan Kitchen/Sitting/Dining Room
- Electric Heating
- Walking Distance To Town Centre
- Allocated Parking Space
- Close Proximity to Bus & Train Stations
- Family Bathroom
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

With an airing cupboard

## Sitting/Dining Room

Offering open plan living with a window to side and storage heater.

## Kitchen

With a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for a full fridge freezer and white goods, a free-standing oven with hob and extractor hood over. Window to side.

## Bedroom 1

Double room with window to side. Ceiling fan and storage heater.

## Bedroom 2

Good sized single room with a window to side. Loft access and storage heater.

## Bathroom

WC and wash basin. Bath with electric shower over.

## Agents Note

Remaining lease is 86 years.

Service Charge and ground rent £611.87 every 6 months

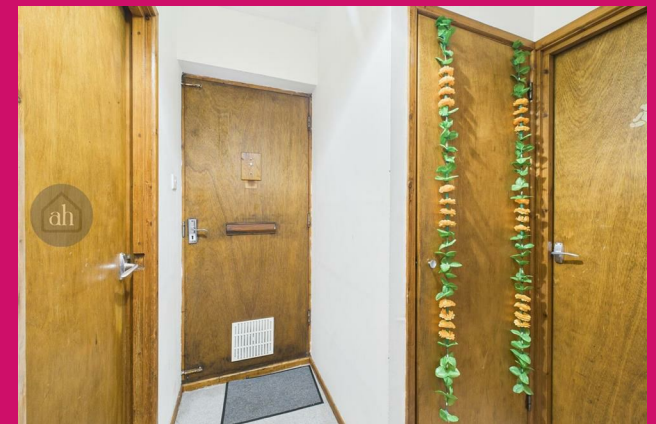
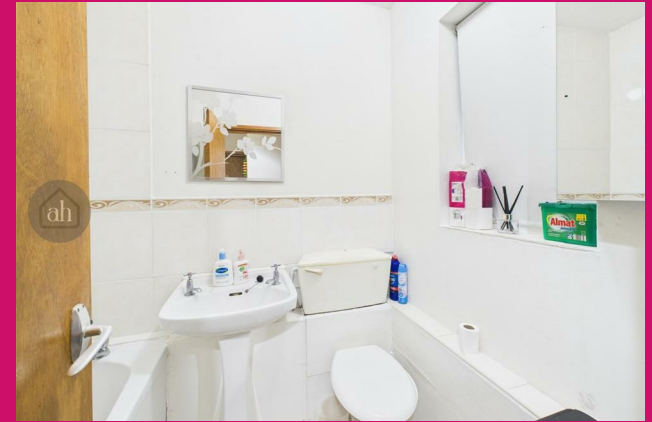
## Disclaimer

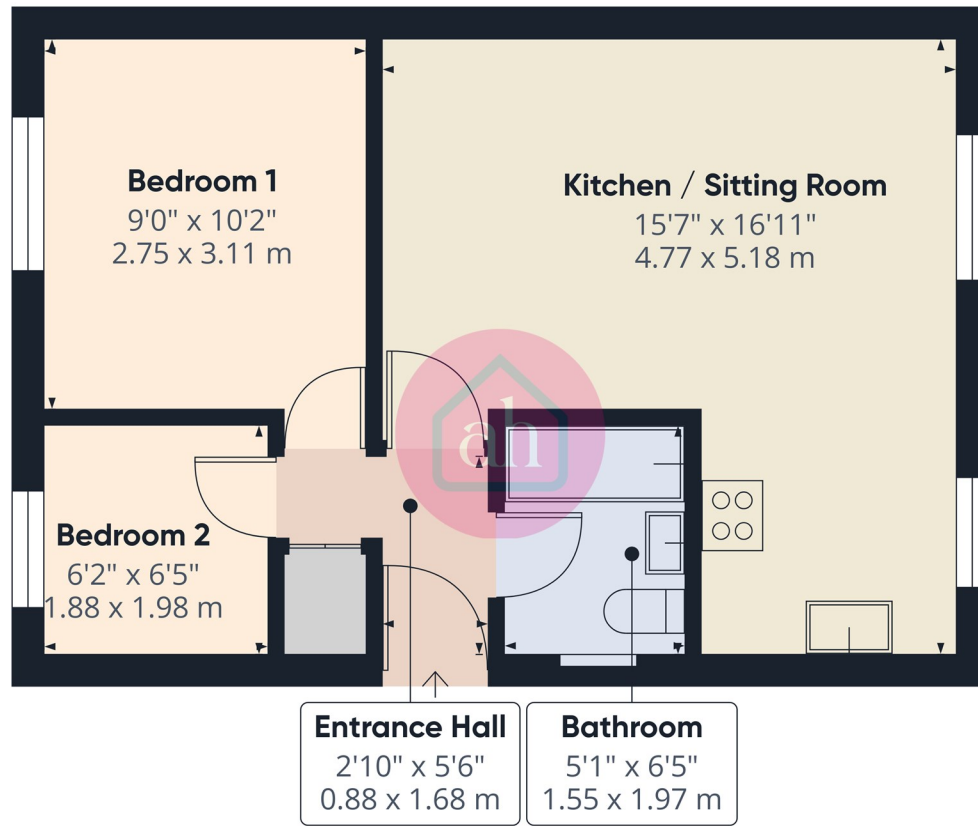
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Approximate total area<sup>m</sup>  
409 ft<sup>2</sup>  
37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: D Council Tax Band: A

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

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com