



HARLAND COURT

Station Hill | Bury St. Edmunds | Suffolk





Spacious high specification L-shaped Kitchen / Dining / Living area with LED accent lighting, sleek cabinetry in gloss champagne grey and panoramic fenestration with wraparound balcony

HARLAND COURT

STATION HILL | BURY ST. EDMUNDS | SUFFOLK

- Two-bedroom second floor apartment; designed & built to an extremely high spec in an elevated town position
- Excellent connectivity; rail station within 1 min walk, A14 ease-of-access & historic town centre convenience
- Secure lobby & elevator access; useful apartment entrance hall with deep storage cupboard
- Designer en-suite shower room & bathroom by *Rak Ceramics & Fascino*
- Highly appointed sleek contemporary kitchen fitted with all appliances by Zanussi
- Open-plan living/dining with south-facing Juliet balcony & good storage throughout
- Oak floor coverings, pendant light fittings, curtains fitted & two wall-mounted TVs
- Allocated residents' parking space

Exceptional high-tech & high-specification town centre apartment with allocated parking

In an elevated position within an exclusive residential development is this second floor two-bedroom apartment, which has been tastefully designed and built with various features that will appeal to tenants. Of particular note is the open-plan living space with southerly aspect Juliet balcony, meticulously fitted sleek kitchen with unique fittings such as on-demand boiling tap, lavishly appointed bathroom and main en-suite shower room with touch-sensitive controls. Oak floor coverings and LED accent lighting lend to its high-end finish. Extensive storage, designer pendant lights and privacy blinds fitted throughout.

Approached via Station Hill, vehicular access to Miller's Quarter opens into a residents' quadrangle with lobby providing elevator access servicing the upper floors, secure video/audio entry phone systems and automatic welcome lighting. There is also an allocated covered parking space within the smart paved parking area with exceptional convenience adjacent to main entrance for protection from the elements. Landscaped gardens envelop the property. Bicycle/bike lock-up.

Miller's Quarter is conveniently located within easy walking distance of the historic Cathedral town of Bury St. Edmunds and provides excellent A14 ease-of-access. Situated on the newly developed residential quarter to the north east of town and located within a particularly short walk of the rail station. Two favourable public houses are nearby – The Beerhouse and The Station (the latter having a large outdoor garden dining area). The bars and restaurants of the old town are within reach as is the Arc shopping complex. Refer to our Situation page to discover Suffolk.



BURY ST EDMUNDS, SUFFOLK

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Miller's Quarter displays extremely well-considered features for the enjoyment of tenants following a comprehensive design and build to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 887 ft² (82.41 m²) and made to stand-out from the rest. Ideally suited for relocating professionals, Cambridge commuters with rail station proximity and visiting forces alike – all who seek all-important outdoor amenity.

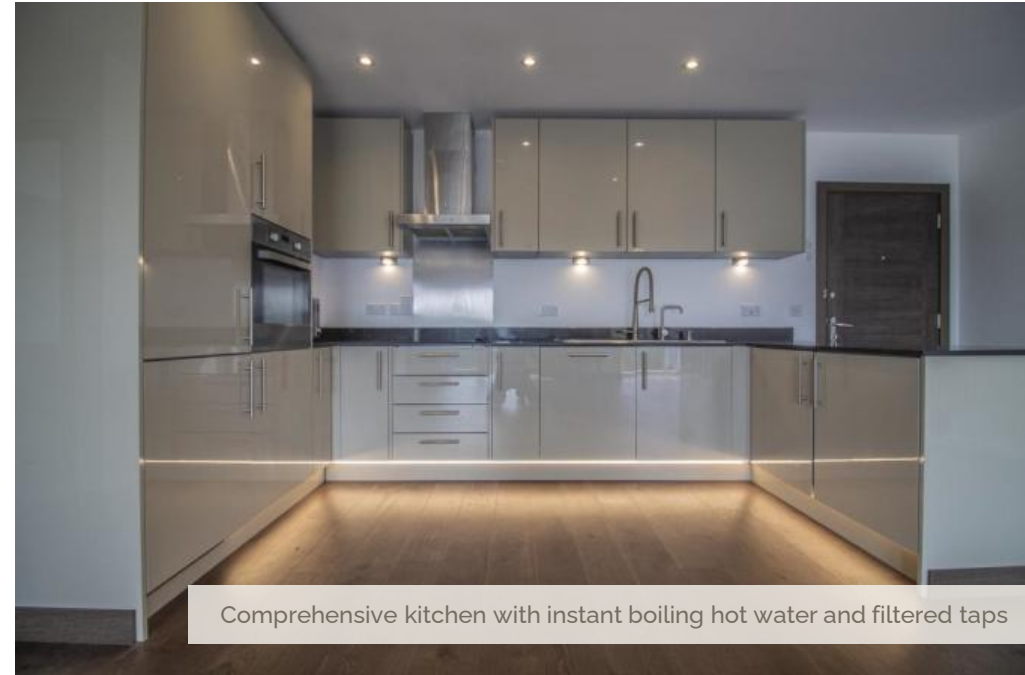
COMMUNAL ENTRANCE HALL LOBBY & PARKING AREA

Approached from Station Hill, which opens into a large quadrangle with access to an expanse of residents' only car parking with designated spaces for tenants. A large, pleasant and secure lobby welcomes residents and guests. Secure video/audio entry phone system. Automated lighting, mail area and elevator.

KITCHEN / LIVING / DINING ROOM 22'8" x 18'5" (6.89m x 5.61m)

Walk into a large, light and well-proportioned open-plan living/dining/kitchen space.

The apartment entrance hall area has secure video/phone entry system and door to a large storage cupboard; ideal as a vestibule and for shoes.



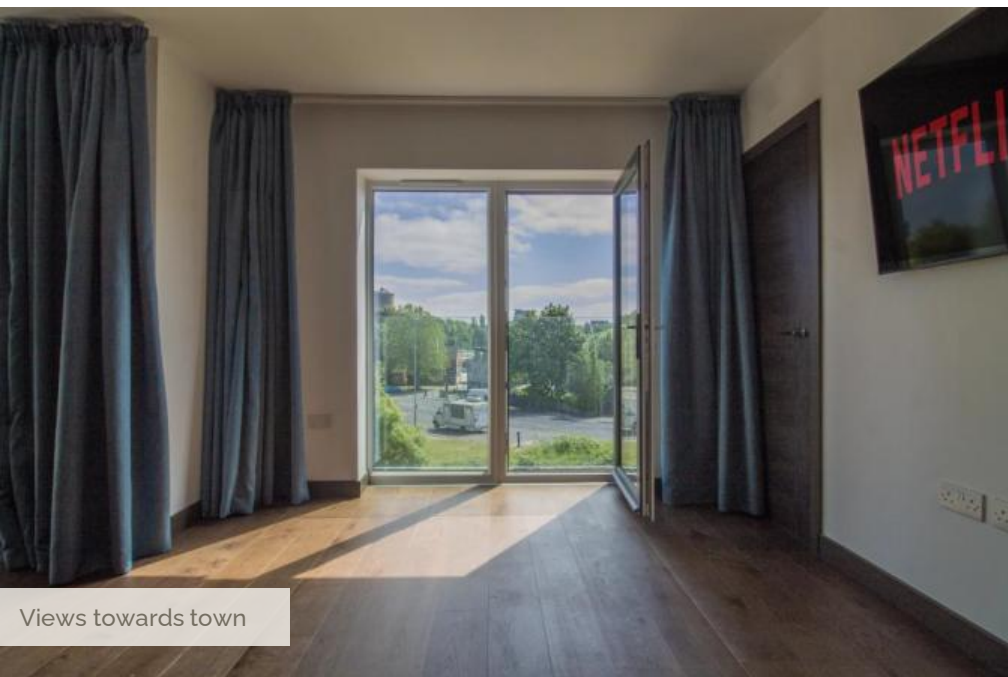
Comprehensive kitchen with instant boiling hot water and filtered taps



Nearby rail station for London / Cambridge / Ipswich connections



Large double aspect living space



Views towards town

LIVING / DINING AREA

The open-plan living / dining area has a double aspect with Juliet balcony for the enjoyment of outdoor big skies and a west facing aspect towards the town centre with St. John's Church spire rising on the horizon fitted with curtains. Cupboard housing the central heating boiler and storage space below. Wall-mounted TV and phone point with ports for cable / sky viewing. Triple USB charging port. Thermostat. Radiator. Two pendant lights. Oak floor coverings.

KITCHEN AREA

Adding real impact to this modern space is the designer open-plan kitchen with its signature minimalism, sleek gloss graphite grey and soft closing cabinetry. Extensively fitted with a range of wall and base units beneath white marble worktops with LED task lighting above, equipped with triple USB charging points and a stainless steel sink with oversized single bowl and integrated removable wood chopping board with designer curved tap, clipped hose-spray extension, instant boiling water tap in addition to a water filtration tap and stainless steel soap dispenser – all by Fascino. High-quality integrated Zanussi appliances include full-height fridge/freezer, washer/dryer, dishwasher, stainless steel electric fan oven, four ring ceramic hob with stainless steel Caple chimney extractor and stainless steel splashback. Oak floor coverings. Recessed lighting and styled LED ambient accent floor lighting.

INNER HALLWAY

An inner hallway with radiator, oak floor coverings, pendant lighting leads to:

BEDROOM ONE 15'8" x 9'10" (4.78m x 3.00m)

A spacious, light and airy main bedroom suite with double height window to southerly front aspect fitted with curtains. Two sets of bedside USB triple charging points. Wall-mounted TV and phone points. Large floor-to-ceiling built-in wardrobe with compartmental storage, shelves, two tier hanging rails and sliding mirrored doors. Carpeted. Radiator. Pendant light. Door to:

EN-SUITE SHOWER ROOM

Luxuriously appointed main en-suite shower room with designer fittings, tastefully tiled and made high specification by *Rak Ceramics* and *Fascino* comprising low-level dual flush wc, integral wash basin with touch sensitive mixer tap controls, and a large walk-in double length shower with detachable shower head, rain shower with touch sensitive controls and glazed shower screen. Smart mirror with LED lighting, shaver point, digital clock and de-mist pad. A large vanity counter with excellent array of sanitary storage. Extractor fan. Heated chrome towel rail. Recessed ceiling lights and styled up-and-down accent lighting.

BEDROOM TWO 14'3" x 9'10" (4.33m x 2.99m)

A further light and airy double bedroom with double height window to southerly front aspect fitted with curtains. Carpeted. Radiator. Pendant light.

BATHROOM

This luxuriously appointed bathroom – usefully accessed via the Inner Hall to provide a guest cloakroom – is fitted with a designer suite made high specification by Rak Ceramics and Fascino comprising low-level dual flush wc, integral wash basin with touch sensitive mixer tap controls, panelled bath with extendable shower head and touch screen mixer tap. Smart mirror with LED lighting, shaver point, digital clock and de-mist pad. A large vanity counter with excellent array of sanitary storage. Extractor fan. Heated chrome towel rail. Recessed ceiling lights and styled up-and-down accent lighting.



Main bedroom fitted with floor to ceiling double mirrored wardrobes



Luxurious en-suite with walk-in rain shower



Innovative kitchen and bathroom technology and craftsmanship by British and Italian brands

ZANUSSI

RAK
CERAMICS

FASCINO



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
Ipswich
Cambridge

0.5 miles
18 miles
25 miles
28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 57 miles)



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



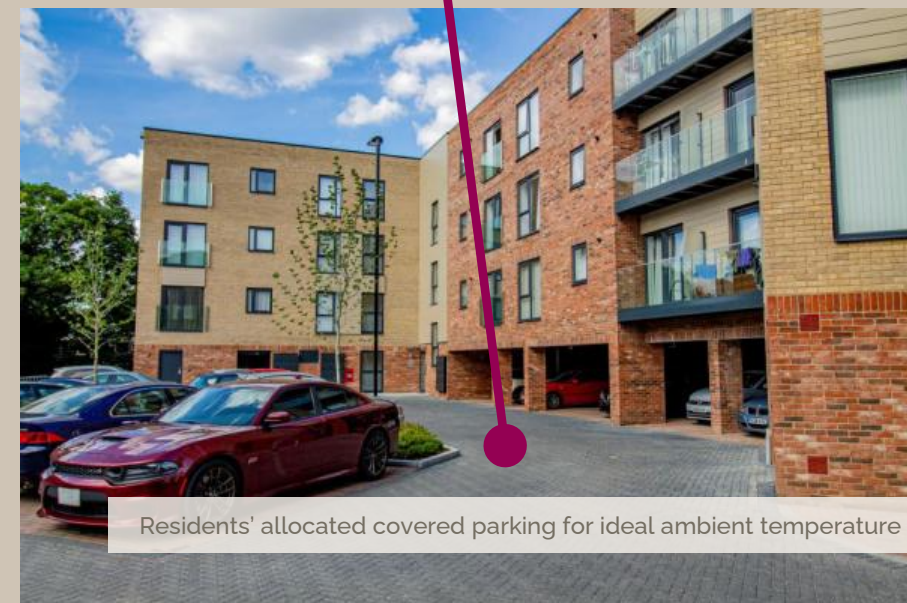
From Bury St. Edmunds
London Stansted Airport
(1 hr / 55 miles)
Heathrow Airport
(1 hr 49 min / 106 miles)



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 School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Site plan with access to rail station / A14 / town centre



Residents' allocated covered parking for ideal ambient temperature

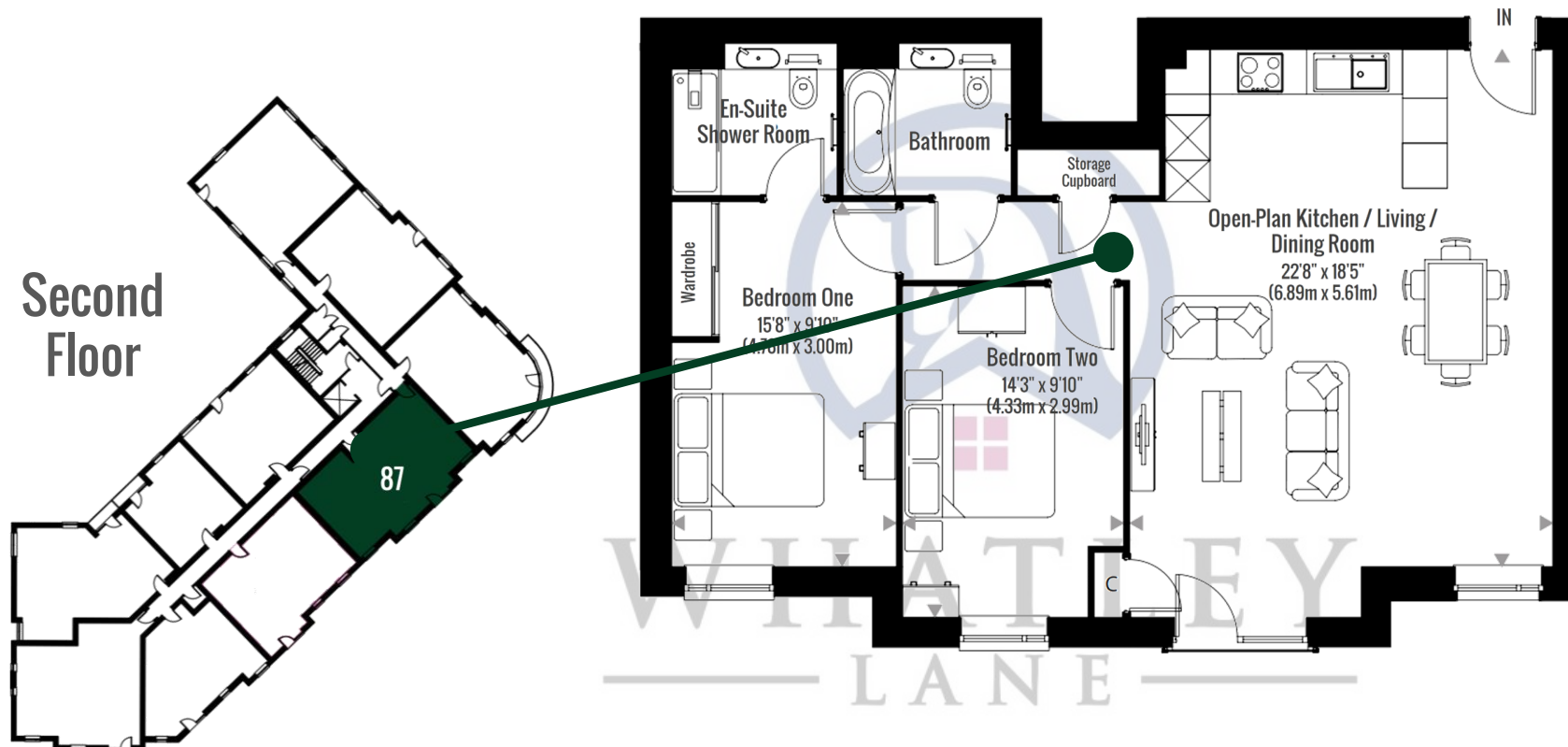
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

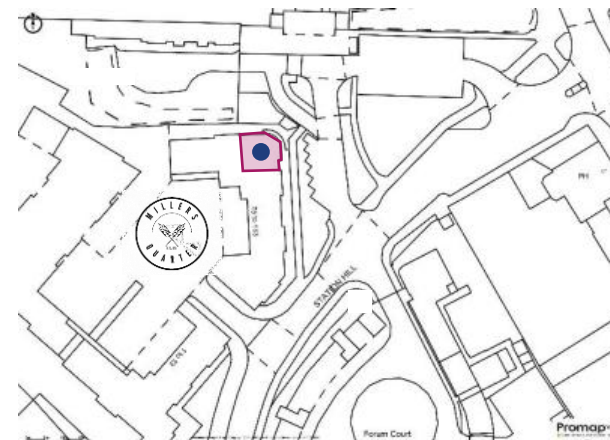
= 887 ft² (82.41 m²)



Second
Floor



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

Property is available to rent **21st November 2023**.

SERVICES

Mains water, sewage and electricity. Gas-fired central heating combi-boiler. Wired for Sky/cable TV.

Highly energy efficient: designated B rating.

AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band C – £1,771.92 ((2022/23). *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP32 6AE):

From London/Cambridge leave the M11 at junction 9 and take the A11 towards 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 and take the third exit at the roundabout heading towards the rail station. Continue along and just before reaching the pedestrian crossing, turn left into Station Hill passing the rail station on the right and Miller's Quarter (106 Harland Court) is 50 metres on the right hand side.

From RAF Lakenheath / Mildenhall either follow the A1101 all the way directly to Weaver 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 (continue as above).



Inner hallway



Bury St. Edmunds

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www.rightmove.co.uk
www.countrylife.co.uk

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