



Cryspen Court, Bury St. Edmunds, Suffolk, IP33 1EP

**MARK · EWIN**  
BURY ST EDMUNDS

## Cryspen Court, Bury St. Edmunds, Suffolk, IP33 1EP

A one-bedroom retirement apartment for the over 60's located in the Cryspen Court Development. The apartment is favourably positioned on the ground floor within this select development located a short distance from the town centre.

The property comprises of an entrance hall, sitting room, kitchen, newly fitted wet room and bedroom.

Cryspen Court offers facilities to include a communal lounge, laundry, guest facilities, hairdressing salon, kitchen and communal gardens.

Tenure: Leasehold

Lease Start Date 01 Apr 1986

Lease End Date 01 Apr 2085

Lease Term 99 years from 1 April 1986

Lease Term Remaining 61 years

Ground Rent: £315 per annum  
(approximate)

Service Charge: £3,600 per annum  
(approximate)



### Directions

From Angel Hill bear left into Northgate Street and take the left turning into Cadney Lane. Turn left into Cannon Street and Cryspen Court can be found on the left-hand side.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

**Accommodation:**

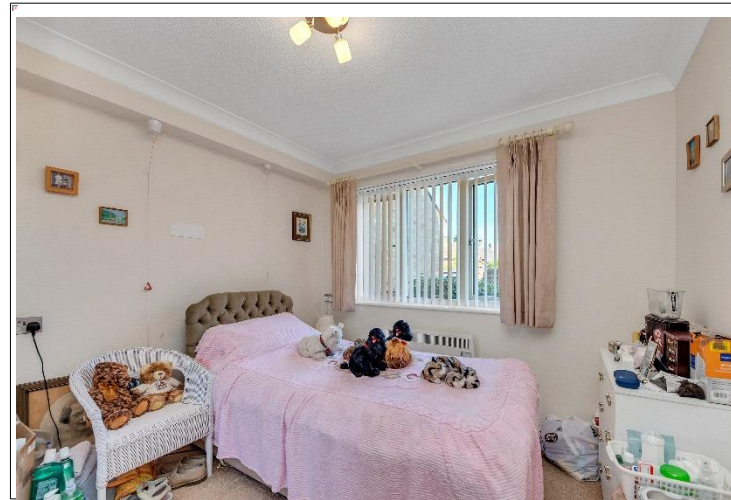
Entrance Hall

Sitting Room 17' 5" x 18' 8" (5.3m x 5.7m) maximum

Kitchen 8' 2" x 5' 11" (2.5m x 1.8m)

Shower Room 5' 3" x 5' 7" (1.6m x 1.7m)

Bedroom 7' 10" x 9' 2" (2.4m x 2.8m)



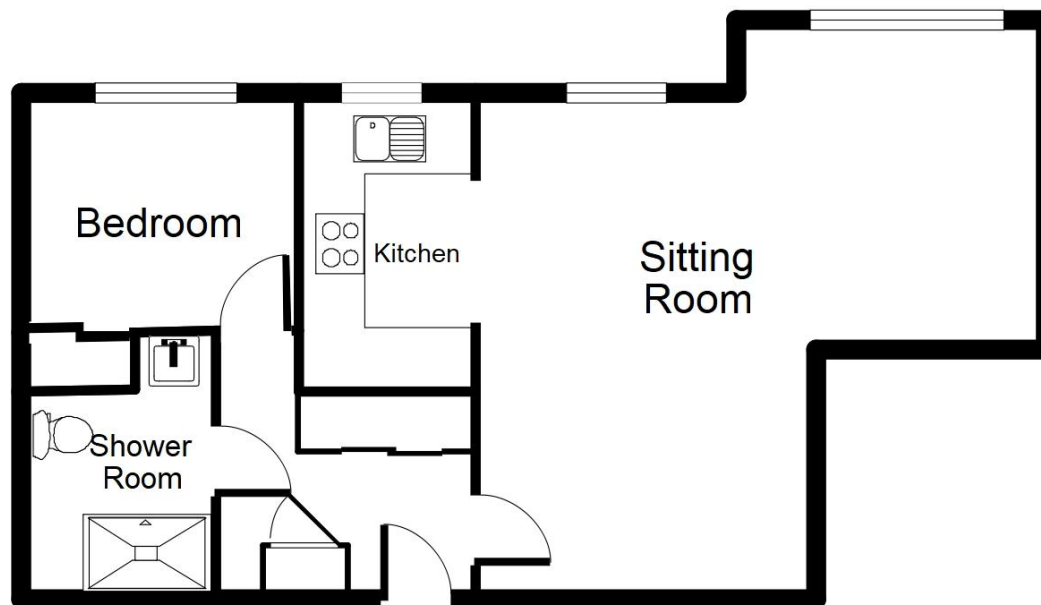
**Additional Information:**

Council Tax Band: B

EPC Rating: C

Tenure: Leasehold

**Guide Price £100,000**  
**Leasehold**



For identification only - Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

