THE
Mortimer
& Gausden
PARTNERSHIP

Flat 16 Eastgate House, 118 Eastgate Street,
Bury St Edmunds, Suffolk, IP33 1YQ

Guide Price
£90,000

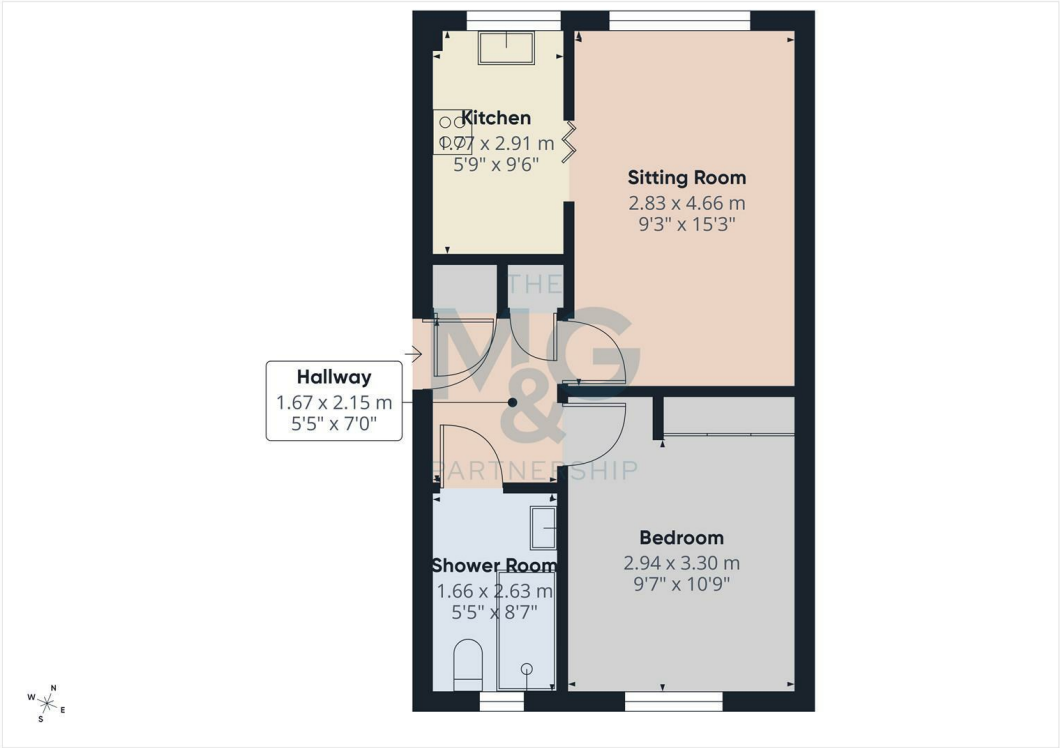
Enjoy your retirement with complete peace of mind

This well-presented and thoughtfully improved GROUND FLOOR retirement apartment now benefits from a significantly EXTENDED lease.

Eastgate House is a small retirement development, designed exclusively for the over 60's and located close to the beautiful Abbey Gardens and the historic town centre, offering excellent shopping and a range of amenities. Set in communal gardens with communal parking, the development has a small residents' lounge and an on-site Scheme Manager.

Lease Details;
The property has an extended lease with around 152 years remaining(to the year 2178). There is a monthly service charge of approximately £272.61 and an annual ground rent of £60 per annum.

Council Tax - Band A - West Suffolk
Energy Performance Rating - TBC
Broadband - Ultrafast



- Ground floor retirement apartment
- With recently extended lease
- Located just off the town centre
- Sitting room, refitted kitchen
- Double bedroom, shower room
- Electric Heating, uPVC glazing
- On site scheme manager

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.
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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526