



Flat 14, Lydgate Court Abbots Gate, Bury St. Edmunds

Guide Price £210,000



THE
M&G
PARTNERSHIP

Flat 14

Lydgate Court Abbots Gate, Bury St. Edmunds

- Superb ground floor retirement apartment
- Occupying an excellent position
- Communal facilities including residents lounge
- 24 Hour emergency call system
- Dual aspect sitting room, fitted kitchen
- 2 good size bedrooms, shower room
- Lovely communal gardens and parking
- No onward chain, early viewing advised

RETIRE IN STYLE - A well-presented ground floor apartment, occupying one of the most convenient positions within the highly regarded Lydgate Court development, designed exclusively for the over 55s. Set at the end of the building, close to the rear entrance and residents' parking, the apartment also enjoys a pleasant outlook over its own attractive section of communal gardens.

The accommodation is served by gas-fired central heating and uPVC sealed unit glazing and includes an entrance hall with storage, bright dual-aspect sitting room, fitted kitchen, double bedroom with wardrobes, further single bedroom/study and a spacious shower room. Residents benefit from attractive communal gardens, parking, lounge, library/meeting room and an intercom/emergency system linked to a 24-hour monitoring station.



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Hallway

11' 11" x 10' 4" (3.63m x 3.16m)

A welcoming entrance hall includes a useful built-in storage cupboard and a separate boiler cupboard.

Sitting Room

13' 2" x 11' 11" (4.01m x 3.64m)

The sitting room is a bright and airy dual-aspect room enjoying a sunny outlook and views over the communal gardens. A comfortable living space, perfect for relaxing or entertaining.

Kitchen

9' 11" x 6' 6" (3.03m x 1.98m)

The kitchen is fitted with a range of units and worktop surfaces and includes built-in oven, hob, washer dryer and fridge freezer.

Shower Room

7' 2" x 5' 5" (2.18m x 1.66m)

Bedroom 1 is a good-sized double bedroom with built-in wardrobes.

Bedroom 1

10' 9" x 10' 3" (3.27m x 3.12m)

Bedroom 2

9' 2" x 6' 10" (2.80m x 2.08m)

Bedroom 2 is a spacious single bedroom and would make an ideal study or hobbies room.

Lease Details The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of around £4149.92 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents lounge, lifts to all floors and security/emergency system.

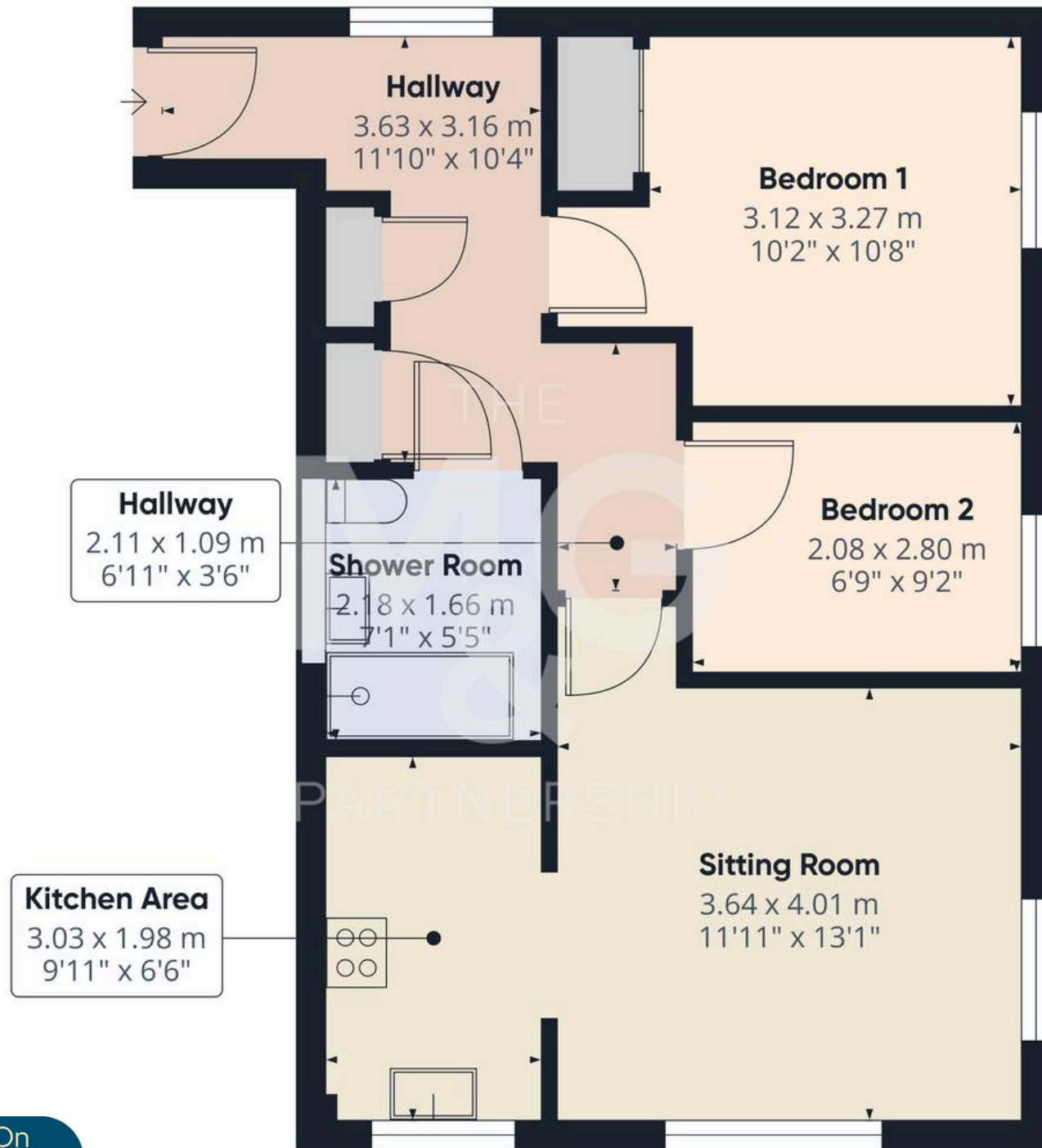
EPC RATING - C

COUNCIL TAX -BAND C - West Suffolk. **SERVICES** - All main services connected

BROADBAND - Ultrafast broadband is available

MOBILE - All mobile providers are likely





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