



Walpole House, Auction Street, Bury St. Edmunds, Suffolk, IP33 3FF

**MARK EWIN**  
BURY ST EDMUNDS

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Located in the heart of Bury St Edmunds is this modern studio apartment with open plan living and a variety of amenities close to hand.

The accommodation comprises of an entrance hall with built in cupboard and a built-in airing cupboard with the water tank. There is an open plan kitchen/sitting/dining room and an opening leading to a bedroom area. The modern bathroom features a shower over bath. The kitchen benefits from an attractive range of wall and base level units and incorporates a built-in fridge freezer, dishwasher, washing machine, oven, hob and extractor over. The property also benefits from a full-length balcony with space for seating overlooking the Arc shopping centre. There is a tied permit with the property that allows one car to park in the Arc Development car parks.

## Additional Information:

Tenure: Leasehold

Leasehold Term: 25th March 2009 to 17th November 2160

Years Remaining: 135

Service Charge: £617.56 per 6 months

Ground Rent: £175 per annum

Services: Mains Electric, Water and Drainage.

Heating via electric heaters. (Please note that none of these services have been tested by the selling agent.)



## Directions

Heading along Parkway and into the cattle market car park, walk through the cut through and into the arc. The property can be accessed via a stairway that leads to the second floor where the property can be found.

## 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/Kitchen 20' 4" x 15' 0" (6.21m reducing 3.75m x 4.56m reducing 2.31m)

Bedroom 12' 0" x 7' 3" (3.65m x 2.20m)

Bathroom 7' 4" x 5' 11" (2.23m x 1.80m)

### Communal Hallway

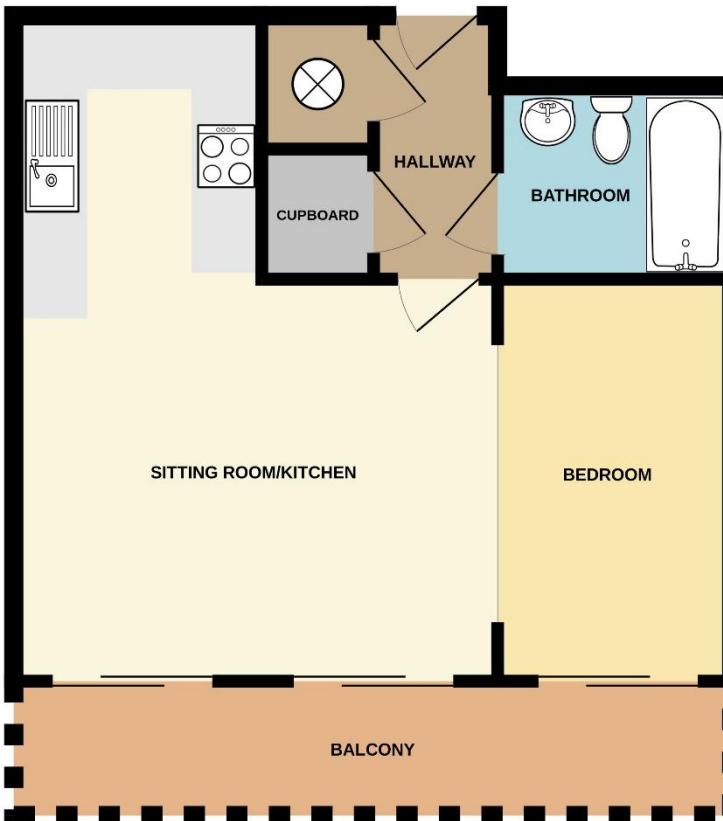


Offers Over £160,000  
Leasehold

## Additional Information:

Council Tax Band: A  
EPC Rating: D  
Tenure: Leasehold

FIRST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA - 529 sq.ft. (49.1 sq.m.) approx.  
Whilst every attempt is made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

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