



THE
M&G
PARTNERSHIP

1 Waterpump House Pump Lane, Bury St. Edmunds

Guide Price £239,950 LEASEHOLD

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1 Waterpump House Pump Lane

Bury St. Edmunds

- Beautifully appointed ground floor apartment
- Town centre location
- Spacious accommodation
- Refitted kitchen
- Stylish bathroom
- Gas fired central heating
- Allocated off road parking

Currently being run as a SUCCESFUL HOLIDAY LET, this beautifully appointed ground-floor apartment is just one of two apartments, occupying a tucked-away yet highly central position in the heart of Bury St Edmunds. Forming part of an exclusive courtyard development of just five properties, the apartment benefits from its own private parking and is ideally placed for the town centre and its excellent range of amenities.

The spacious accommodation is presented to a high standard throughout and comprises a generous double bedroom, separate dining room, large sitting room providing excellent space for both entertaining and relaxing, fitted kitchen and stylish bathroom.

As previously stated, operated as a successful Airbnb, the property offers an exciting opportunity as a permanent home, investment or holiday let. Properties in such a sought-after location rarely become available, so an early internal inspection is highly recommended.



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Reception hall

The reception hall provides access to the living room, bedroom and two useful cupboards.

Living room

17' 5" x 11' 1" (5.31m x 3.38m)

A beautifully spacious living room, the perfect place to relax and unwind.

Dining Room

8' 9" x 7' 7" (2.67m x 2.31m)

A light and bright dining space with an opening to the kitchen

Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

A beautifully appointed and well equipped kitchen which contemporary styled units. There is an integrated under counter fridge, dishwasher and a built in oven with microwave over. The gas combination boiler was installed late 2024

Bedroom

12' 8" x 11' 5" (3.85m x 3.49m)

Another bright room with lots of space and extensive fitted wardrobes

Bathroom

8' 11" x 5' 2" (2.72m x 1.58m)

An attractively presented bathroom with white suite.

Parking

The property is approached through an archway leading to a shared private courtyard which includes an allocated parking space.



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Agents Notes:

The apartment has 87 yrs left on its lease (although investigations are currently in process for buying a share of the freehold which will extend the lease to 999 yrs).

The current management company is Temples, looking after the five properties in total involved). 26/27 Service Charge is £1109.89.

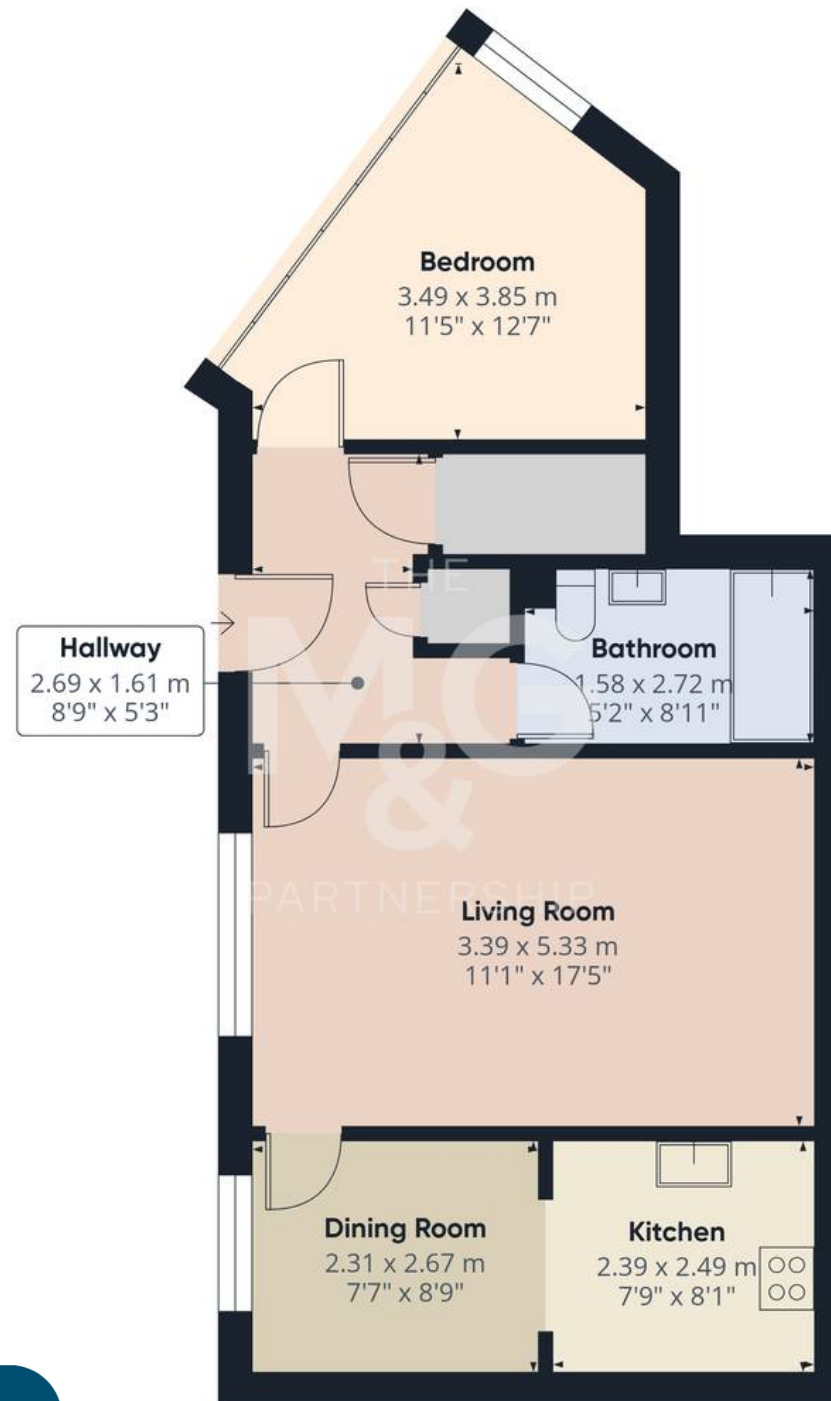
The flat has been run as a successful holiday let for the past 10 years, currently yielding over 14%. Further details on request.

More Information

Energy performance rating C Council Tax Band - B - West Suffolk
Broadband - Ofcom states Ultrafast is available Mobile - Ofcom states all provider are likely



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Approximate total area⁽¹⁾

52.5 m²
565 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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