



The Maltings, Mildenhall Road, Bury St. Edmunds, Suffolk, IP32 6EN

MARK · EWIN
BURY ST EDMUNDS

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A well-presented and spacious apartment located on the North Side of Bury St Edmunds.

The apartment offers accommodation to include a hallway, open plan sitting room/kitchen, two bedrooms and a bathroom featuring a shower over bath and built-in cupboard. The kitchen offers an attractive range of wall and base level units and offers space for a fridge-freezer and washing machine. Parking is offered via a residents communal parking area.

Agents note: This apartment is situated within a Grade II Listed building.

Additional Information

Tenure: Leasehold

Lease Term: 99 Years from 12th April 2013. (86 Years Remaining)

Service Charge: £54.27 per month (£651.28 per annum)

Buildings Insurance: £25.15 per month (£301.82 per annum)

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating.

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



Directions

Proceed along Fornham Road and at the traffic lights go straight over onto Mildenhall Road. The Maltings can be found on the right 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:

Hallway 18' 8" x 3' 11" (5.70m x 1.20m)

Sitting Room/Kitchen 16' 10" x 26' 4" (5.14m reducing to 3.67m x 8.02m)

Bedroom 15' 5" x 9' 8" (4.70m x 2.95m)

Bedroom 15' 6" x 8' 8" (4.73m x 2.65m)

Bathroom 8' 3" x 6' 1" (2.52m x 1.86m)

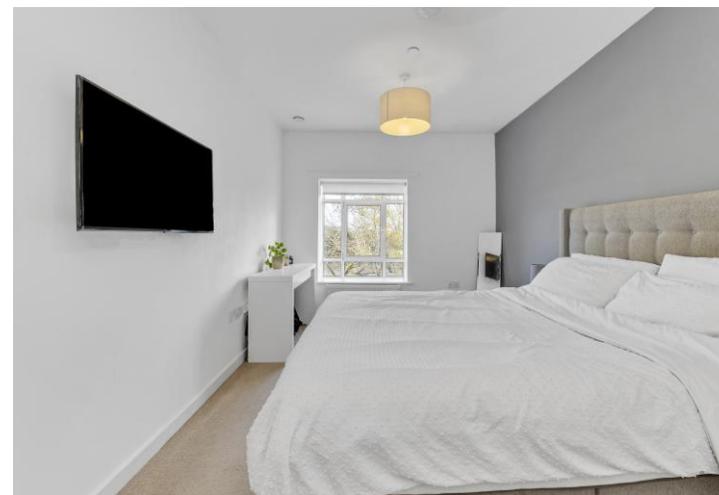
Additional Information:

Council Tax Band: B

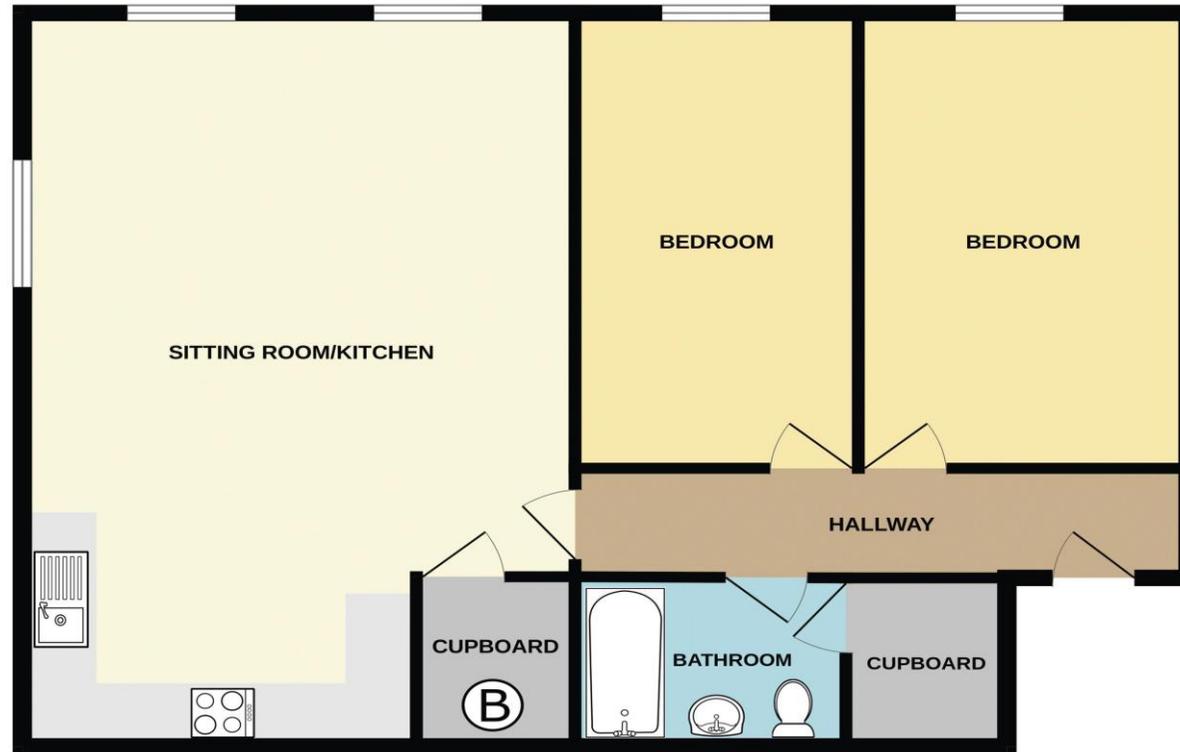
EPC Rating: C

Tenure: Leasehold

**Offers Over £190,000
Leasehold**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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