

Victoria House, Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AN

MARK·EWIN
BURY ST EDMUNDS

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CHAIN FREE- A spacious two-bedroom apartment within walking distance of the Town Centre, primary and secondary schools, West Suffolk College and railway station, offering well-presented accommodation, including an entrance hall, sitting room, kitchen, and two bathrooms.

The accommodation comprises a sitting room and a separate kitchen fitted with a range of wall and base level units, incorporating a built-in oven and hob. There are two well-sized bedrooms, with one bedroom benefitting from an ensuite shower room. A separate bathroom completes the accommodation. Agents note; Please note there is a shared parking area, communal hallway and stairwell. Internal redecoration is scheduled to take place in 2029.

Additional Information:

Council tax band; B

Tenure: Leasehold. Lease length: 999-year lease from 1988 (961 years remaining)

Maintenance Charge: £856.22 for the most recent six-month period, payable every six months to Sabre Estate Management. Charges have generally ranged between approximately £750 and £900 per six months over the past three years. Ground Rent: £50 every six months.

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom) Services: Mains, electricity, water and drainage. Heating via electric storage heaters. (Please note that none of these services have been tested by the selling agent.)

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Directions

Heading west along Risbygate Street, turn right into Springfield Road, Victoria House will be found on your 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:

Hall 24' 2'' x 2' 9'' (7.36m x 0.84m)

Kitchen 6' 5'' x 7' 11'' (1.95m x 2.41m)

Sitting Room 14' 8'' x 13' 8'' (4.47m x 4.16m)

Bedroom 9' 2'' x 11' 3'' (2.79m x 3.43m)

Bedroom 9' 4'' x 13' 10'' (2.84m x 4.21m)

Ensuite 6' 2'' x 10' 9'' (1.88m x 3.27m)

Bathroom 6' 5'' x 5' 8'' (1.95m x 1.73m)

Additional Information:

Council Tax Band: B
EPC Rating: C
Tenure: Freehold

Offers over £170,000
Leasehold













TOTAL: 665 sq. ft, 62 m2
1st floor: 665 sq. ft, 62 m2
EXCLUDED AREAS: WALLS: 62 sq. ft, 6 m2

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

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 byer 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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The Property Ombudsman