



Flat 1, Southgate House Rougham Road, Bury St. Edmunds

Guide Price £169,995



Flat 1

Southgate House Rougham Road, Bury St. Edmunds

- GROUND FLOOR apartment
- Exclusive to residents aged 60 and over
- Beautifully maintained communal gardens
- On site manager and emergency pull cord alarms
- Large sitting room, fitted kitchen, two bedrooms
- Shower room, electric heating, sealed unit glazing
- Residents lounge and conservatory
- Located on the southern side of Bury St Edmunds
- NO UPWARD CHAIN

A spacious ground floor retirement apartment, forming part of the well-regarded Southgate House development, designed exclusively for those aged 60 and over.

Offered for sale with no onward chain, the property provides comfortable, low-maintenance accommodation in a peaceful and secure setting on the sought-after southern side of Bury St Edmunds. The apartment includes a reception hall, generous sitting room with patio doors opening onto a patio area with views over the landscaped communal gardens, fitted kitchen, two good-sized bedrooms and a shower room.

Each room benefits from an emergency pull-cord system linked to the on-site manager or a 24-hour monitoring service. Residents also enjoy beautifully maintained gardens, ample parking, a lounge and conservatory.



Entrance Hall

13' 1" x 5' 6" (3.98m x 1.67m)

Lounge

11' 9" x 15' 5" (3.58m x 4.71m)

Kitchen

8' 8" x 10' 3" (2.64m x 3.12m)

Bedroom 1

11' 1" x 11' 0" (3.39m x 3.36m)

Bedroom 2

9' 7" x 7' 11" (2.91m x 2.41m)

Bathroom

6' 3" x 7' 9" (1.91m x 2.36m)

Outside

Beautiful communal gardens and ample parking

enure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: ££859.71 p/q. Ground rent: £60 per annum.

Agent Notes:

COUNCIL TAX - BAND C

COUNCIL - West Suffolk

EPC - D

SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

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