



# LAWRENCE HOUSE

St. Andrews Street | Bury St. Edmunds | Suffolk





Expansive fenestration of French doors bring the outside roof terraces in and transforms the principal living spaces

# LAWRENCE HOUSE

ST. ANDREWS ST | BURY ST EDMUNDS | SUFFOLK

- One-bedroom penthouse apartment, designed to a high specification with two rooftop terraces & panoramic views
- Private residents' central atrium lobby serviced by elevator & stairwell
- Highly equipped sleek contemporary kitchen
- Privacy curtains fitted throughout
- Prime location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Glazed French doors bring the outside in & transforms the principal living spaces
- Much coveted underground gated parking



## Stylish, high specification town centre penthouse apartment with gated underground parking

Positioned on the top floor is this exclusive one-bedroom penthouse apartment, which has been tastefully designed and built with the showpiece being two large roof terraces with panoramic views that bring the outside in while providing lots of natural light. Accommodation includes entrance hall, a large open-plan kitchen/living/dining space with a meticulously designed sleek contemporary kitchen area, large bedroom and a sumptuous walk-in shower room.

Situated in the epicentre of town close to the thriving Arc / Apex retail and entertainment amenities, yet discreetly tucked away from the streetscape, the apartment is approached via a private residents' lobby with a glazed atrium, secure video/audio entry phone systems and automatic welcome lighting. In addition to gated underground parking, there is also a block paved area to the front of the property with a bike/bicycle storage facility. Two roof terrace gardens surprise and delight for those summer evenings.

Lawrence House is conveniently located within the heart of the historic Cathedral town of Bury St. Edmunds and provides excellent A14 ease-of-access and is within close vicinity of a bus stop and a short walk to the train station connecting Cambridge/Ipswich/London. All major food stores are within easy reach as are the boutique shops, bars and restaurants. Refer to our Situation page to discover Suffolk

# ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Lawrence House displays extremely well-considered features for the enjoyment of tenants following a comprehensive design and build to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 648ft<sup>2</sup> (60.3 m<sup>2</sup>) and made to stand-out from the rest. Ideally suited for relocating professionals and visiting forces alike – all who enjoy private outdoor amenity by way of the two roof terraces.

## COMMUNAL ENTRANCE HALL LOBBY

Glazed doors provide access from the street frontage via a secure video/audio entry phone system for guests and opens into a welcoming private residents' lobby area with elevator to the top floor. Automated lighting and mailboxes. There is bike/bicycle storage and a bus stop close by, in addition to underground parking situated beneath the Arc shopping centre.

## APARTMENT ENTRANCE HALL 22'6" x 16'5" (6.89m x 5.03m)

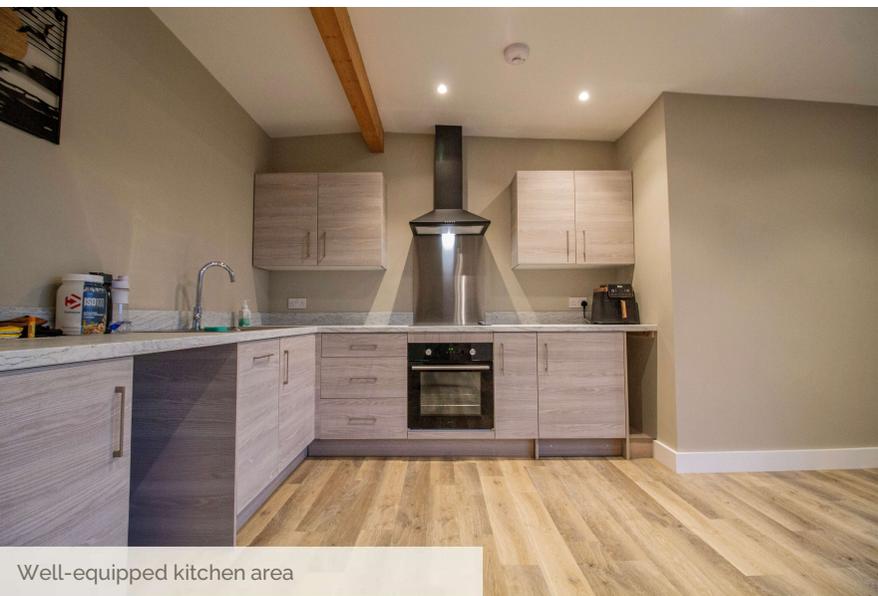
Opens into the apartment entrance hall with doors to open-plan kitchen / dining / living area, bedroom and shower room. Video/audio entry phone system. Recessed lighting.



Entrance Hall



Lounge open-plan living space



**KITCHEN / DINING / LIVING AREAS 5.52m x 4.88m (18'1" x 16')**

Walk into a large, light-filled dual aspect open-plan kitchen/living/dining space with the crowning feature being its French doors that pull open leading you to a roof terrace with panoramic views. The well-designed contemporary Kitchen area has extensive dove grey wall-mounted – and base cabinetry that extends to the carefully considered tall larder doors and concealed utility cupboard. Marbled quartz worktops inset with one and half sink, drainer and mixer tap. High-quality appliances include below counter fridge, Caple range cooker in stainless steel with a mirrored splashback electric ovens / separate electric grill, 5-zone electric ceramic hob, dishwasher, all by Caple. The other end of the space has a lounge and dining area with TV, Satellite, DAB and phone points. Recessed lighting.



**BEDROOM 18' x 9'4" (5.49m x 2.83m)**

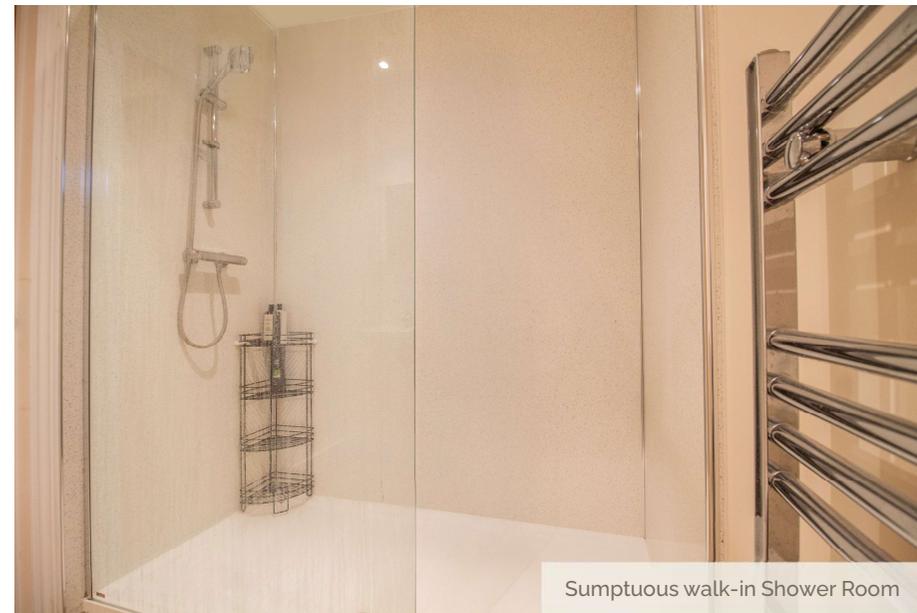
Principal bedroom with windows to side aspect fitted with black-out blind and curtains. TV point. Useful storage nook. Recessed lighting. Panel radiator. French doors with rooftop views.

**SHOWER ROOM 8'8" x 6'2" (2.63m x 1.89m)**

This sumptuous shower room, usefully accessed via the Inner Hall to double as a cloakroom, is fitted with a large walk-in rain shower with adjustable shower hose, mirrored wall-mounted wash basin with mixer tap and vanity unit wc. Extractor fan. Heated towel rail. Recessed lighting.



Bedroom One with useful recessed lighting.



Sumptuous walk-in Shower Room



Two impressive low-maintenance rooftop terraces



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horsing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



(A14)  
 Newmarket 1 mile  
 Ipswich 18 miles  
 Cambridge 25 miles  
 28 miles



Aldeburgh (Suffolk Heritage Coast)  
 (1 hr 10 mins / 46.5 miles)



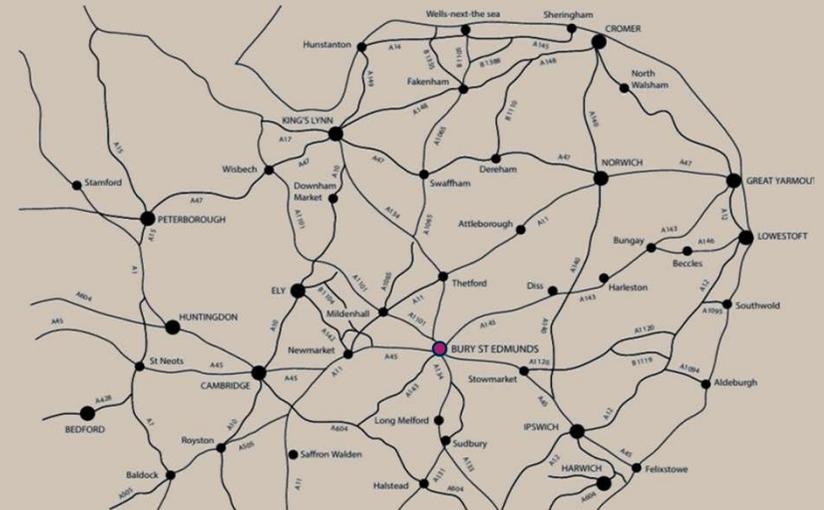
*From Bury St. Edmunds*  
 London Kings Cross (105 mins)  
 London Liverpool Street (110 mins)  
 Cambridge (50 mins)



*From Bury St. Edmunds*  
 London Stansted Airport (48 mins / 51 miles)  
 Heathrow Airport (2hrs / 105 miles)



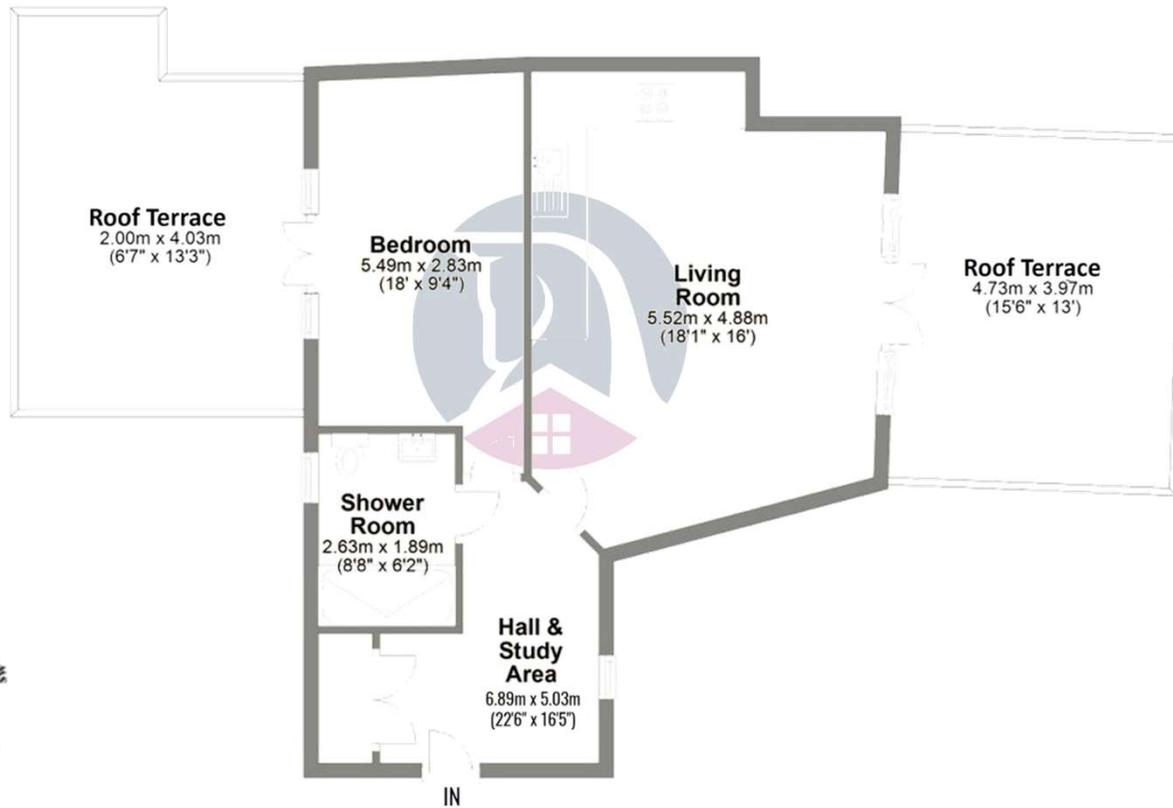
There is a wide choice of excellent schooling, both Private and State, within the area.  
 Private includes: Culford School (1-19); South Lee School (2-13).  
 State includes: St. Edmundsbury CEVAP; (5-11); King Edward VI CEVC (11-18).  
 University of Suffolk at West Suffolk College - Further Education.



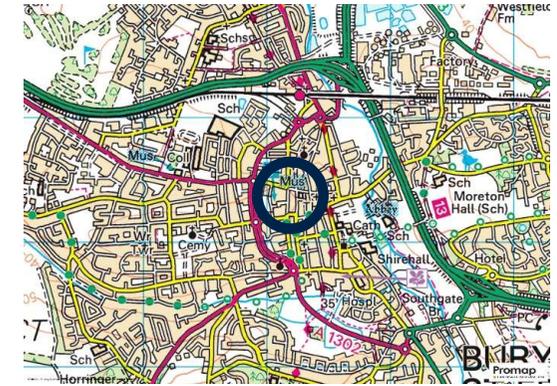
# FLOORPLAN

Approximate Gross Internal Area (GIA)

= 648 ft<sup>2</sup> (60.3 m<sup>2</sup>)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



# GENERAL INFORMATION

## TENURE

The property is offered to rent and is available from 27 February 2025.

## SERVICES

Mains electricity, drainage and water. Electric radiators. Videx secure entry system.

AGENT'S NOTE: none of the services have been tested.

## LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band C – £1,942.11 | NB *USAF personnel exempt*.

EPC rating – C.

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's agent: Whatley Lane.

If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (IP33 1SD)

**(by car)** leave the M11 at junction 9 and take the A11 town From London/Cambridge ards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre taking the second exit at the 1st roundabout and the same again at the 2nd and 3rd roundabouts. Continue along Parkway for 75 metres and turn left into Cattle Market carpark where you can access The Arc and apartment 9 Lawrence House respectively.

**From RAF Lakenheath/Mildenhall (by car)** either follow the A1101 all the way directly to Walpole House (as above), or go southbound on the A11 connecting to the A14 at Junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (as above).

**From the town centre (on foot)** leaving the Market Square continue along the thoroughfare (Former Post Office on your left), then right into St. Andrews Street and immediately left . apartment 9 Lawrence House glazed lobby can be found on your left-hand side.



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