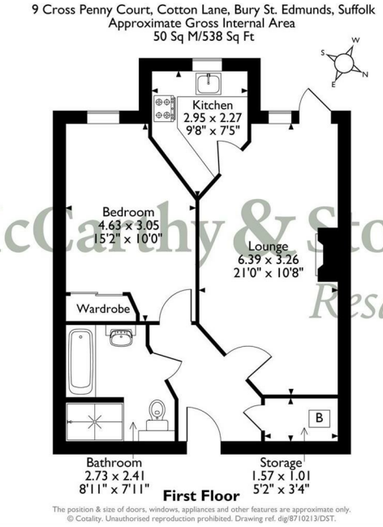
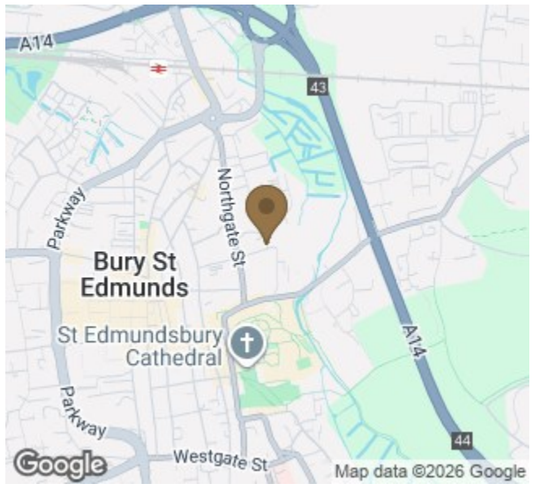
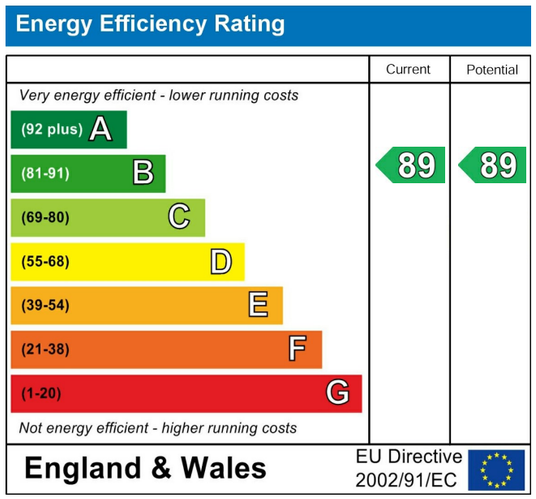
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







9 Cross Penny Court

Cotton Lane, Bury St. Edmunds, IP33 1XY

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Cross Penny Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £215,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom, First Floor retirement apartment.
- Direct Patio Access to Communal Gardens.
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- 24 Hour on-site staffing for peace-of-mind.
- Domestic assistance (1hr included in service charge - additional hours by arrangement.
- Personal care packages availablefrom the on-site CQC registered care agency.
- Table service restaurant.
- Homeowners lounge - with audio visual equipment.
- Guest suite + Function room.
- CAR PARKING PERMIT SCHEME.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Cross Penny Court, Bury St. Edmunds

1 | 1 | Asking price £215,000

Summary
Cross Penny Court offers 57 one- and two-bedroom apartments with a friendly, supportive environment and 24-hour on-site care team, 365 days a year.

Residents benefit from one hour of domestic assistance every week, helping with cleaning, bed changes, shopping and everyday errands. Lifestyle Support is also available, providing companionship and assistance with trips out, social activities and appointments.

Enjoy a welcoming homeowners' lounge, an on-site restaurant serving freshly prepared meals, laundry facilities, mobility scooter store and charging point, plus beautifully landscaped communal gardens.

With secure 24-hour entry and dedicated on-site staff you can get to know and trust, Cross Penny Court offers peace of mind, independence and plenty of opportunities to stay active and social.

Local Area
Cross Penny Court is located a short walk away from the town centre, offering an assortment of high street names, independant shops, bars, cafes and restaurants. The major supermarkets are also close by including Tesco, Waitrose, Aldi and Iceland. The town also has markets on Wednesdays and Saturday. There's plenty to do to suit all tastes, Bury St. Edmunds Abbey, Abbey gardens and Cathedral makes an enjoyable day out.

Apartment Overview
Bright, stylish and beautifully positioned overlooking the communal gardens

Apartment 9 is a bright and spacious first-floor corner apartment, offering a lovely combination of comfort, practicality and privacy.

The generous lounge provides excellent space for both relaxing and dining, with double-glazed patio doors opening directly onto the beautifully maintained communal gardens. An electric fireplace creates a warm and inviting focal point, while the fitted kitchen offers plenty of storage with a range of eye and low-level units, granite-effect work surfaces, stainless-steel sink, waist-height oven, ceramic hob, cooker hood and integral fridge freezer.

The well-proportioned double bedroom features fitted mirror-fronted sliding wardrobes, providing excellent storage without compromising on space.

The stylish, fully tiled shower room features a walk-in wet-room style shower, electric shower and support rail, WC and vanity unit with sink and mirror above. A further walk-in storage/airing cupboard houses the hot water boiler system. The current owners have a garden bench and planters on the communal patio outside of the apartment.

A superb apartment offering bright, comfortable living with direct views and access to the communal gardens.

Social Lifestyle
The Estate Manager has helped build a thriving community at Cross Penny Court, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:

"Our Estate Manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Cross Penny Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,794.68 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information
Ground rent: £435 per annum
Ground rent review date: 1st Jan 2029
Lease length: 125 years from 1st Jan 2014
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













