



THE
**Mortimer
& Gausden**
PARTNERSHIP

Flat 4, 34 Southgate Street,
Bury St. Edmunds, IP33 2AZ

THE
Guide Price
£325,000

Town centre living at its very best - Prepare to be impressed

A stunning first-floor apartment within an elegant Grade II listed building.

Situated within one of Bury St Edmunds' well-regarded streets, this beautifully presented first floor apartment forms part of an attractive late-Georgian Grade II listed building.

Converted in 2015, the property cleverly combines period character with a stylish contemporary finish and high-quality fixtures and fittings.

The apartment is flooded with natural light, with restored sash windows, oak flooring to the principal accommodation, allocated cellar storage and the great advantage of a parking space.

Perfect for professionals, downsizers, or investment buyers wanting a superb town centre home, an internal viewing is highly recommended.

- Stunning First Floor Luxury Apartment
- Late Georgian Grade II Listed Building
- Superb Dual Aspect Sitting/Dining Room
- Fully Fitted Contemporary Kitchen
- Principal Bedroom With En-Suite Shower
- Second Bedroom With Fitted Wardrobes
- Town Centre Setting With Parking



The property is accessed from a large communal reception hall, which also provides access to the cellar, where each apartment has an allocated lockable storage area.

In more detail, the accommodation comprises:

The apartment has a good-sized entrance hall. The main reception room is a particularly impressive space, with ample room for both sitting and dining areas and enjoying a lovely double aspect, allowing in plenty of natural light.

The kitchen is fitted with stylish contemporary base and eye-level units, worktop surfaces and a mirrored splashback. Integrated appliances include an oven, hob, dishwasher, fridge, freezer and washer/dryer.

The principal bedroom has bespoke fitted wardrobes with sliding doors and steps leading up to a high-quality en suite shower room. There is a further good-sized bedroom, - again with fitted wardrobes, which is served by a beautifully appointed bathroom.

Outside

The building is approached via attractive landscaped beds to the front entrance. The apartment also has the important benefit of an allocated parking space, accessed by the side of the building.

COUNCIL TAX - BAND B - West Suffolk

ENERGY PERFORMANCE RATING - TBC

SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

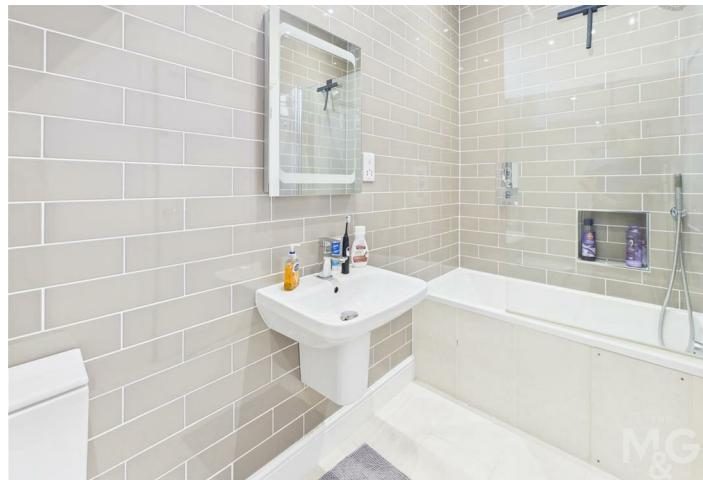
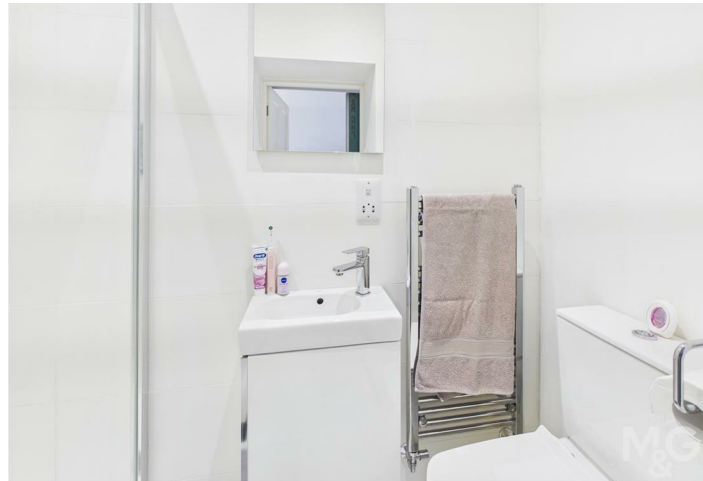
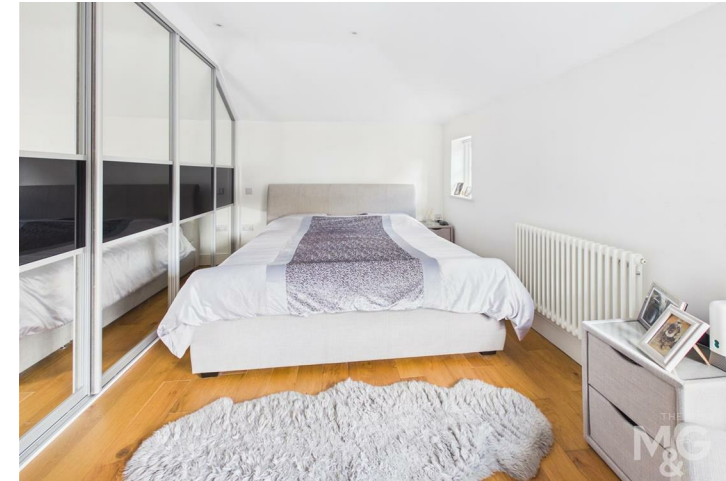
Mobile - Ofcom states all mobile phone providers are likely

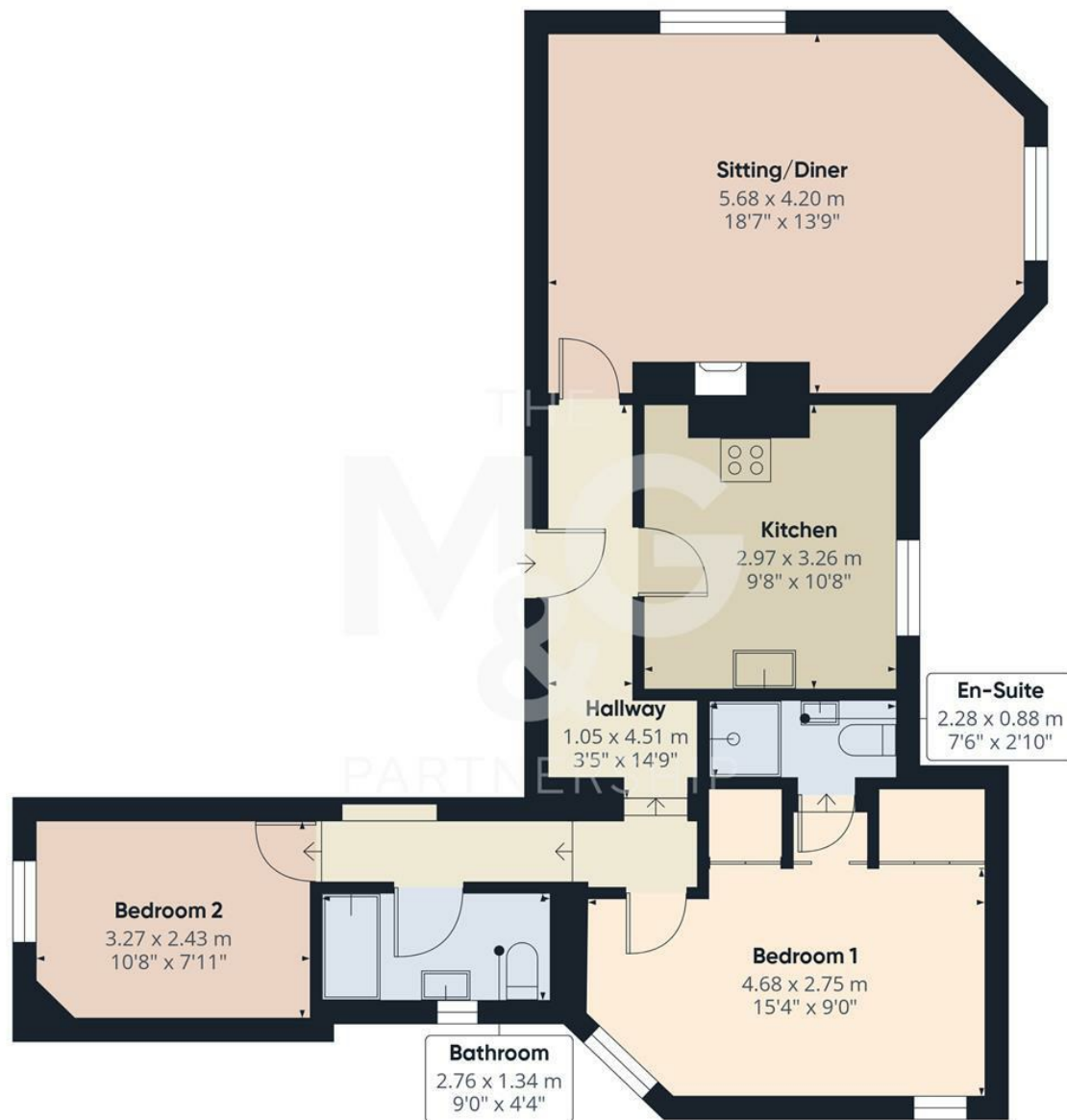
WHAT3WORDS ///skid.silks.scoop

LEASEHOLD - 990 Years Remaining

GROUND RENT: NIL

SERVICE CHARGE: £170pcm





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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