



Flat 5, Southgate House Rougham Road, Bury St. Edmunds

Guide Price £177,500

THE
M&G
PARTNERSHIP



Flat 5

Southgate House Rougham Road, Bury St. Edmunds

- GROUND FLOOR apartment
- Beautifully maintained communal gardens
- Exclusive to residents aged 60 and over
- On site manager and emergency pull cord alarms
- Large sitting room, fitted kitchen, two bedrooms
- Shower room, electric heating, sealed unit glazing
- 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, well-proportioned accommodation in a peaceful and secure setting on the sought-after southern side of Bury St Edmunds. The layout includes a reception hall, generous sitting room with patio doors opening onto a patio area, fitted kitchen, two double bedrooms and a shower room.

The apartment enjoys delightful views over the beautifully maintained communal gardens, while each room has an emergency pull-cord system linked to the on-site manager or, when off duty, a 24-hour central monitoring service. A superb retirement home combining tranquillity, convenience and peace of mind.



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Hallway

13' 0" x 5' 6" (3.96m x 1.67m)

Kitchen

10' 3" x 8' 9" (3.12m x 2.66m)

Sitting Room

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

Bedroom 1

11' 11" x 10' 11" (3.63m x 3.34m)

Bedroom 2

9' 6" x 7' 11" (2.90m x 2.41m)

Bathroom

7' 9" x 6' 1" (2.36m x 1.85m)

General Information

The apartment enjoys attractive views over the landscaped communal gardens, with ample resident and visitor parking available. The allocated space can be found close to the apartment adding to the convenience. Additional facilities include a welcoming residents' lounge conservatory, ideal for socialising or relaxation. T

Tenure -LEASEHOLD with vacant possession upon completion.

Lease: Commenced 99 years from 1986. Service charge: £TBA

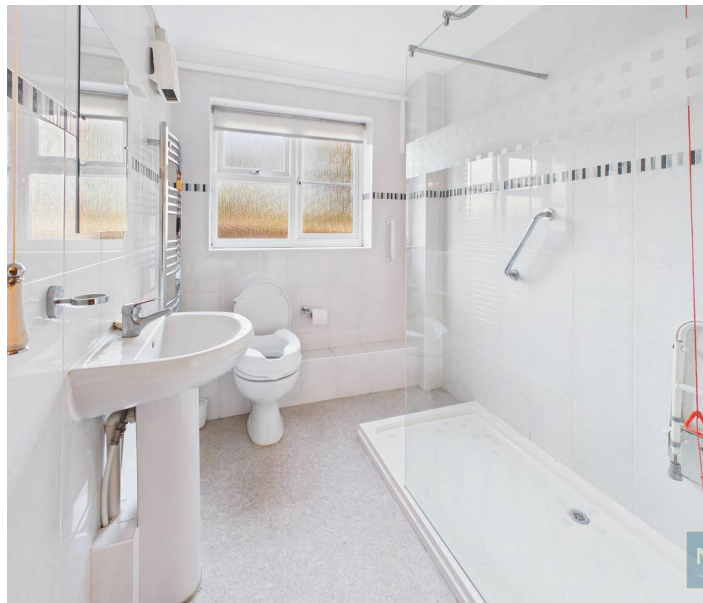
Ground rent: £60 per annum.

Agent Notes: COUNCIL TAX - BAND C COUNCIL - West Suffolk

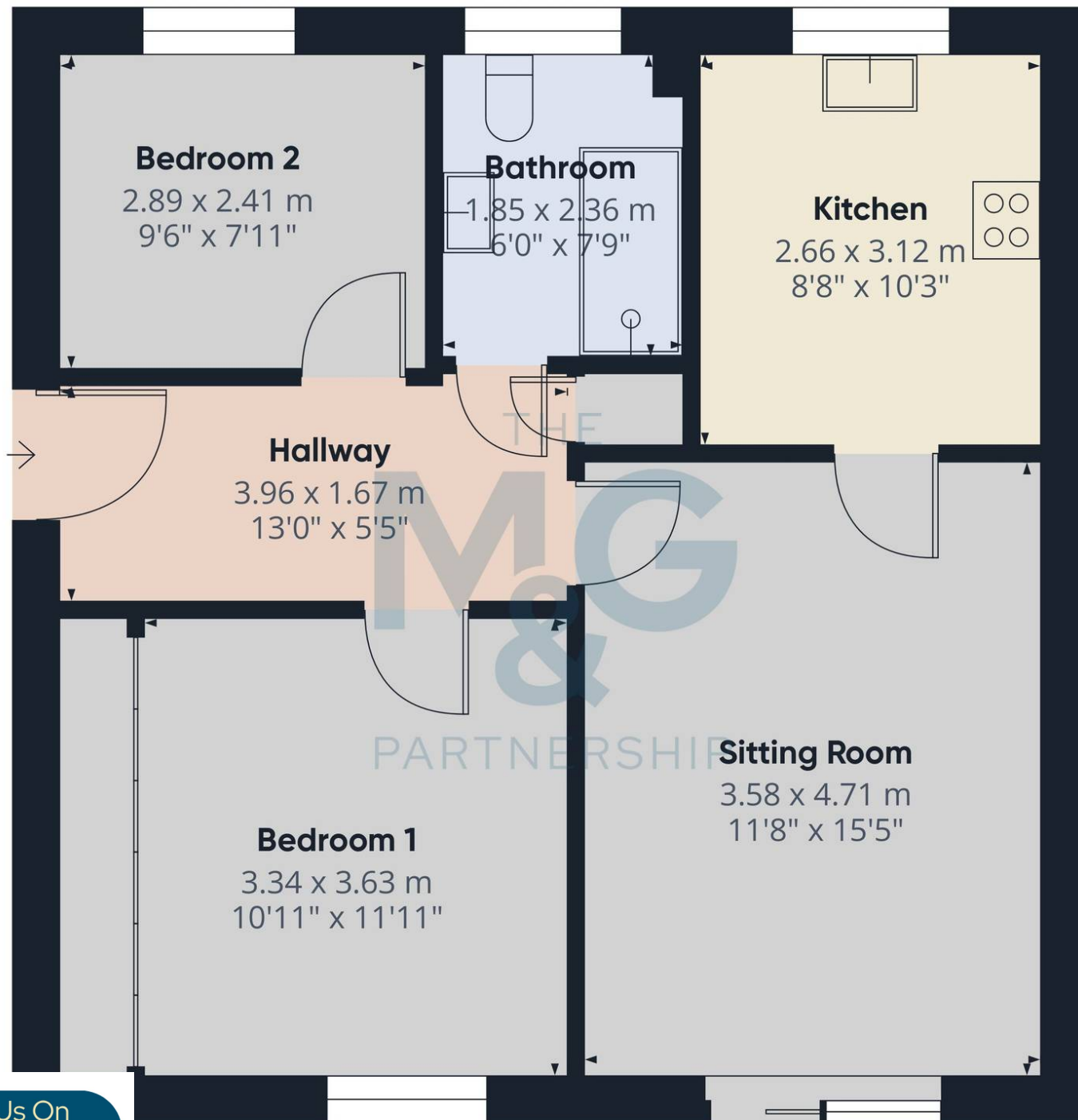
EPC - D SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely



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