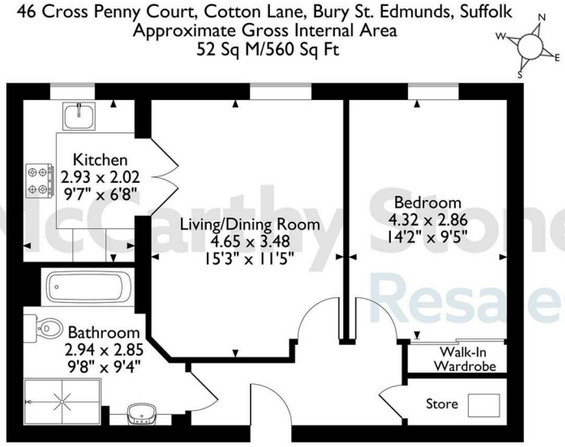
Excellent

Trustpilot

McCarthy & Stone
Resales.

46 Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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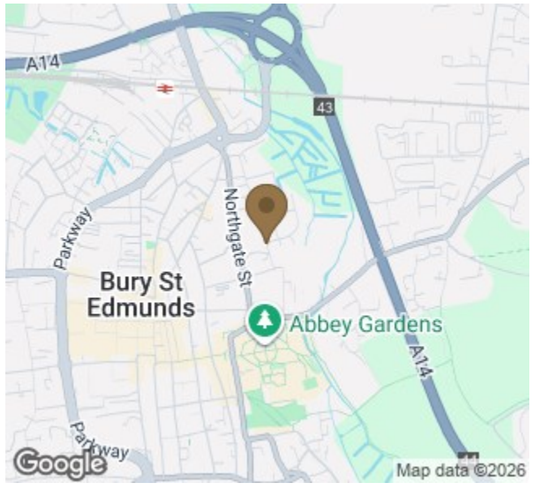

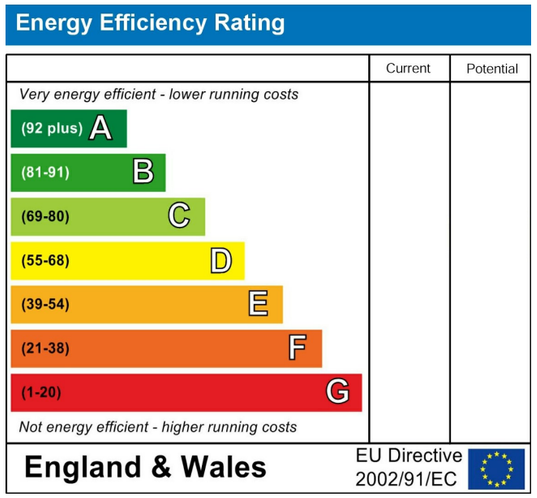

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

46 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 46 Cross Penny Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £135,000 Leasehold

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

Why you'll love living here:

- CAR PARKING PERMIT SCHEME.
- Spacious one bedroom with modern kitchen and wet room with a bath and walk in shower.
- 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.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

46 Cross Penny Court, Bury St. Edmunds

1 | 1 | Offers over £135,000

Summary

Cross Penny Court is an Assisted Living (known as Retirement Living PLUS)development with 57 one and two bedrooms set within the historic town of Bury St Edmunds.
Cross Penny Court is managed by a team of qualified staff, ranging from an Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year, from the qualified reliable and friendly on-site care team you will know and trust. One hour of domestic assistance per week is already included in the service charge, to help with tasks such as household cleaning, changing the beds, as well as running errands, shopping for groceries and posting letters. McCarthy & Stone Assisted Living are also able to offer you Lifestyle Support, so if you fancy a trip to the cinema, an art class, or simply to visit friends - our care team can provide companionship and support, helping you to get out and about.
For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

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.

Entrance Hallway

Auto-opening main entrance front door operated by a 'fob', apartment front door has a spy hole and letter box which leads into the entrance. There is a door to a walk in storage/airing cupboard. Wall mounted emergency speech module. Ceiling light fitting. Doors leading to the lounge, bedroom and bathroom.

Lounge

A generously sized lounge with outlook towards the side gardens. The lounge allows ample room for a dining table. TV with Sky+ connectivity (subscription fees may apply) and telephone points, two ceiling light fittings and raised electric power points. Double doors opening to separate kitchen.

Kitchen

Fully fitted modern kitchen with a range for low and eye level cupboard, drawers and tiled splash back. Stainless steel sink and drainer sits beneath the window with blind. Fitted waist height oven (for minimal bend) and four ringed induction hob with chrome extractor hood. Integrated fridge and freezer. Ceiling and under counter lighting. Tiled floor.

Bedroom

Spacious double bedroom with side garden outlook and the benefit of a built in mirror fronted wardrobe with hanging rail. TV with Sky+ connectivity (subscription fees may apply) and telephone points, ceiling light fitting and raised electric power points. Emergency pull cord.

Bathroom

Purpose built large wet room comprising of a level access shower with curtain and low level bath both with support rails. WC, vanity unit wash hand basin with mirror above. Non-slip vinyl flooring. Emergency pull-cord.

Service Charge (breakdown)

• 24/7 staffing onsite
• 1 Hours domestic assistance.
• Subsidised on-site bistro
• 1 Hours domestic assistance.
• Cleaning of communal windows
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

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

The annual Service charge is £10,794.68 (for the financial year ending 30/09/2027.

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

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.

Lease Information

Ground rent: £435 per annum
Ground rent review date: 1st Jan 2029
Lease: 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 & Additional Information

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.
• 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 check our webpage additional services or speak with your Property Consultant.

• Fibre to the cabinet and Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage