

# Clarke Philips

Estate Agents & Property Management



£1,150 Per Month

34 SPEARMINT WAY | BURY ST. EDMUNDS | IP28 8WJ

IDEAL FOR USAF PERSONNEL - Contemporary one-bedroom maisonette situated within a sought-after modern development in Red Lodge, just a short walk from LOCAL SHOPS, the doctors' surgery, and the Heath. The property offers tastefully presented accommodation comprising an entrance hall, spacious living room, bathroom, well-appointed kitchen with integrated appliances and a double bedroom with built-in wardrobe,

Externally, the maisonette benefits from an allocated parking space, an external storage area, and access to a communal garden. Leasehold with approximately 110 years remaining, this property represents an excellent opportunity for both investors and first-time buyers alike.

## Entrance Hall

Stairs to first floor.

## First Floor Landing

### Living Room 11'3" max x 11'8" max (3.43m max x 3.57m max)

Window to front aspect. Built in cupboard. Opening to;

### Kitchen 8'9" x 8'0" (2.66m x 2.44m)

Wide range of wall and base units, with double oven, gas hob with extractor over. Integrated fridge/freezer and washer/dryer. Wall mounted gas boiler enclosed in wall unit. Window to front aspect.

### Bedroom 8'6" x 10'2" (2.59m x 3.09m)

Window to rear aspect. Double wardrobe with sliding mirror doors. Fitted vanity unit with storage. Window to rear aspect.

## Bathroom

Compact bath with shower over, low level WC, hand wash basin. Heated towel rail and window to rear aspect.

## Parking

Allocated parking for one car.

## Communal Garden

Enclosed ,mainly laid to lawn with patio path.

## Agents Notes

## Directions

01638 750241

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Energy Efficiency Rating		Current	Potential
91-95(A)	A		
81-90(B)	B		
69-80(C)	C	78	78
55-68(D)	D		
49-54(E)	E		
35-48(F)	F		
1-34(G)	G		

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
91-95(A)	A		
81-90(B)	B		
69-80(C)	C		
55-68(D)	D		
49-54(E)	E		
35-48(F)	F		
1-34(G)	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.