



Brinkley House , Gosnold Street, Bury St. Edmunds, Suffolk, IP33 3FG

**MARK · EWIN**  
BURY ST EDMUNDS

## Brinkley House, Gosnold Street, Bury St. Edmunds, Suffolk, IP33 3FG

Located in the heart of Bury St Edmunds is this one-bedroom modern apartment with open plan living and a variety of amenities close to hand.

The accommodation comprises of an entrance hall with built in broom cupboard and a built-in airing cupboard with the water tank. There is an open plan kitchen/sitting/dining room, a good-sized bedroom and a modern bathroom. The kitchen benefits from an attractive range of wall and base level units and incorporates a built-in fridge freezer, dishwasher, washing machine, oven, hob and extractor over. The property also benefits from a Juliet balcony overlooking the Arc shopping centre. There is a tied permit with the property that allows one car to park in the Arc Development car parks.

### Additional Information:

Tenure: Leasehold

Leasehold Term: 25th March 2009 to 17th November 2160

Years Remaining: 134

Service Charge: £612 per 6 months Ground Rent: £200 per annum

Services: Mains Electric, Water and Drainage. Heating via electric wall heaters. (Please note that none of these services have been tested by the selling agent.)



### Directions

Heading along Parkway and into the cattle market car park, walk through the cut through and into the arc. The property can be accessed via a stairway that leads to the second floor where the property can be found.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

**Accommodation:**

Hallway 11' 1" x 5' 4" (3.37m x 1.63m reducing to 1.08m)

Sitting/Dining Room/Kitchen 22' 4" x 11' 7" (6.81m x 3.53m)

Bedroom 11' 1" x 10' 2" (3.38m reducing to 2.87m x 3.11m)

Bathroom 11' 1" x 6' 3" (3.37m x 1.90m reducing to 1.18m)



**Additional Information:**

Council Tax Band: A

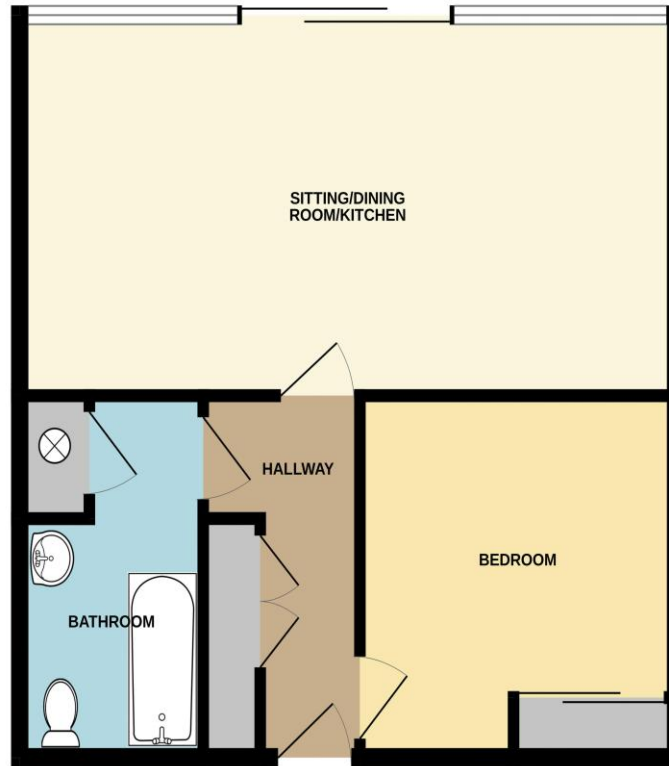
EPC Rating: C

Tenure: Leasehold

**Offers Over £190,000  
Leasehold**



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS 2003:** 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.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the 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.

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