



Flat 14, Lydgate Court Abbots Gate, Bury St. Edmunds

Guide Price £210,000

THE
M&G
PARTNERSHIP



Flat 14

Lydgate Court Abbots Gate, Bury St. Edmunds

- Superb ground floor retirement apartment
- Occupying an excellent position
- Communal facilities including residents lounge
- 24 Hour emergency call system
- Dual aspect sitting room, fitted kitchen
- 2 good size bedrooms, shower room
- Lovely communal gardens and parking
- No onward chain, early viewing advised

RETIRE IN STYLE - A well-presented ground floor apartment, occupying one of the most convenient positions within the highly regarded Lydgate Court development, designed exclusively for the over 55s. Set at the end of the building, close to the rear entrance and residents' parking, the apartment also enjoys a pleasant outlook over its own attractive section of communal gardens.

The accommodation is served by gas-fired central heating and uPVC sealed unit glazing and includes an entrance hall with storage, bright dual-aspect sitting room, fitted kitchen, double bedroom with wardrobes, further single bedroom/study and a spacious shower room. Residents benefit from attractive communal gardens, parking, lounge, library/meeting room and an intercom/emergency system linked to a 24-hour monitoring station.



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Hallway

11' 11" x 10' 4" (3.63m x 3.16m)

Sitting Room

13' 2" x 11' 11" (4.01m x 3.64m)

Kitchen

9' 11" x 6' 6" (3.03m x 1.98m)

Shower Room

7' 2" x 5' 5" (2.18m x 1.66m)

Bedroom 1

10' 9" x 10' 3" (3.27m x 3.12m)

Bedroom 2

9' 2" x 6' 10" (2.80m x 2.08m)

Outside

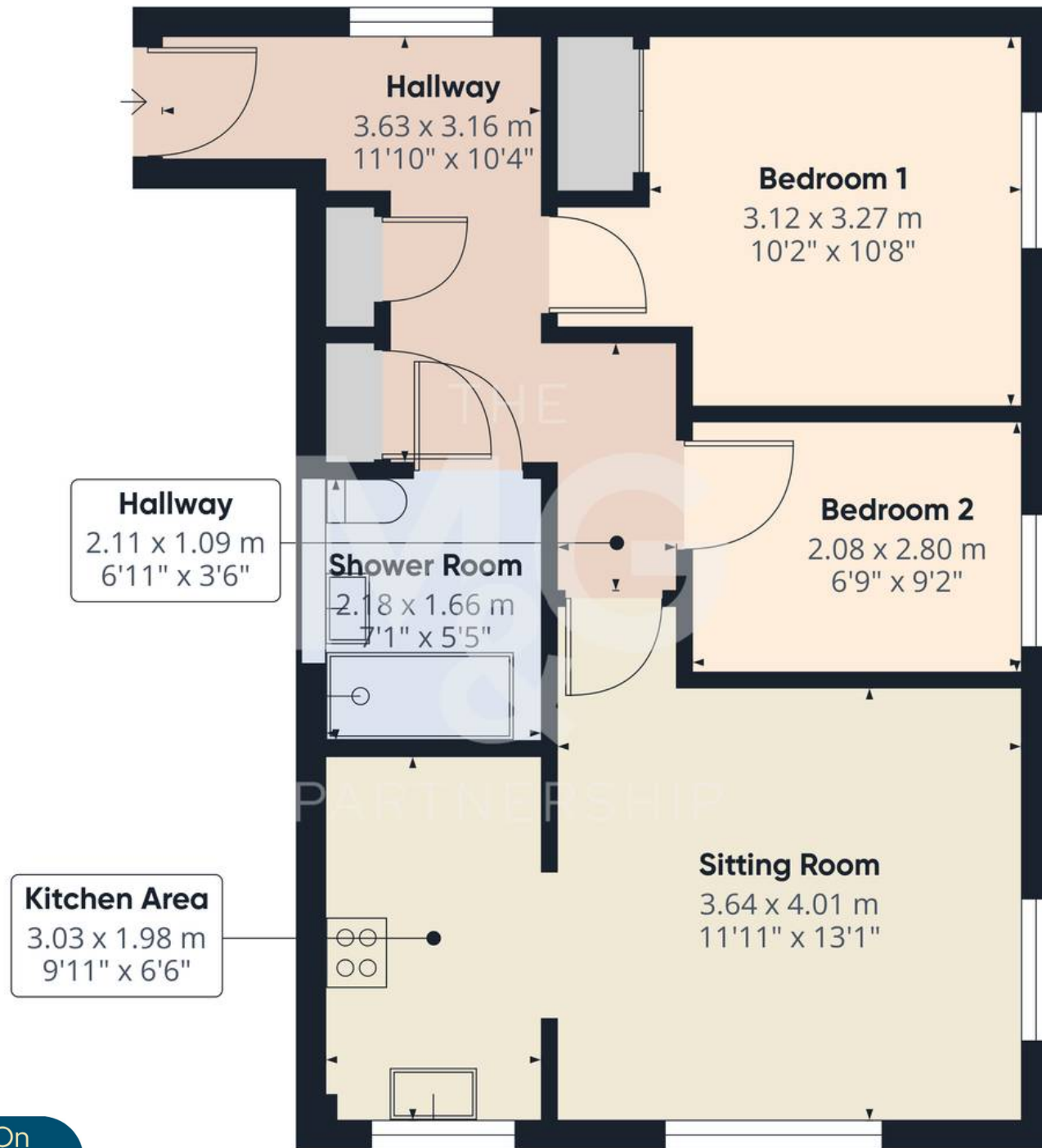
Outside Lydgate Court is set within attractive communal gardens, with residents' parking. This apartment enjoys what is arguably one of the most convenient locations within the development, being situated adjacent to the rear entrance and just a short distance from the residents' parking area.

The Development Lydgate Court is a collection of 38 luxury apartments designed exclusively for the over 55's. Whilst not sheltered accommodation in the traditional sense, each apartment benefits from an intercom and emergency assistance system connected to a 24 hour, 365 day monitoring station.

Lease Details The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of around £4149.92 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents lounge, lifts to all floors and security/emergency system.



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