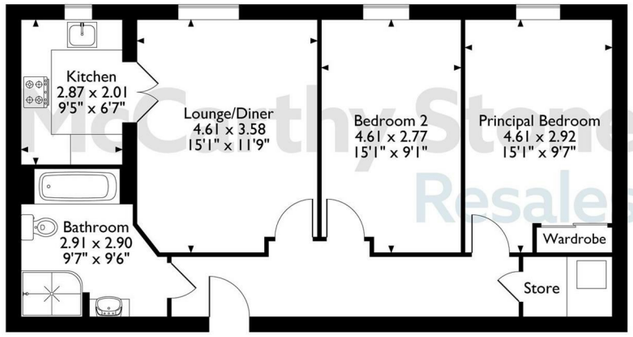
Excellent

Trustpilot

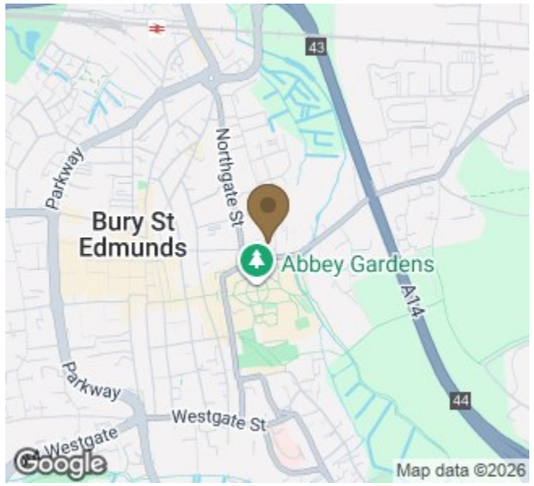
McCarthy & Stone
Resales.

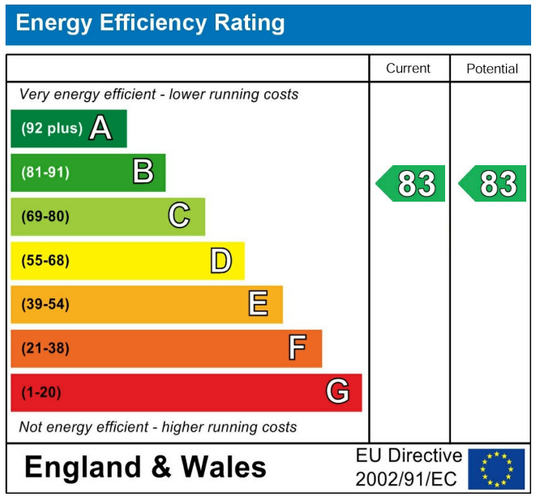
20 Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673041/DST.





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

20 Cross Penny Court

Cotton Lane, Bury St. Edmunds, IP33 1XY

2 1 Council Tax Band: C

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

Asking price £295,000
Leasehold

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

Why you'll love living here:

- 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
- 24-Hour emergency response system and video door entry
- Beautiful landscaped gardens
- To view please call resales on 0345 5564104
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Cross Penny Court, Bury St. Edmunds

2 | 1 | Asking price £295,000

Cross Penny Court
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, both bedrooms and bathroom.

Lounge
A spacious lounge providing space for dining with large windows allowing lots of natural light into the room and offers an outlook towards the front elevation. TV with Sky+ connectivity (subscription fees may apply) and telephone points, two ceiling light fittings and raised height electric power points. Double doors opening onto separate kitchen.

Kitchen
Fully fitted modern kitchen with a range of wall and base cabinets with quartz effect worktop and tiled splashback. Stainless steel sink and drainer sits beneath the window. Waist height oven (for minimal bend) with space above for a microwave, four ringed induction hob with chrome extractor hood. Integrated fridge/freezer. Ceiling and under counter lighting. Tiled floor.

Master Bedroom
Generous master bedroom with window providing outlook over the front. Built in mirror fronted wardrobe with hanging rail. TV with Sky+ connectivity (subscription fees may apply) and telephone points, ceiling light fitting and raised height electric power points. Emergency pull cord.

Bedroom Two
Double second bedroom which could be used for dining or utilised as a study or hobby room. Ceiling light fitting, raised height electric power points and emergency pull cord.

Bathroom
A fully fitted bathroom suite comprising; a low level access shower with glass sliding door and support rail, low level bath with grab 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 £14,093.11 for the financial year ending 30/09/2026.

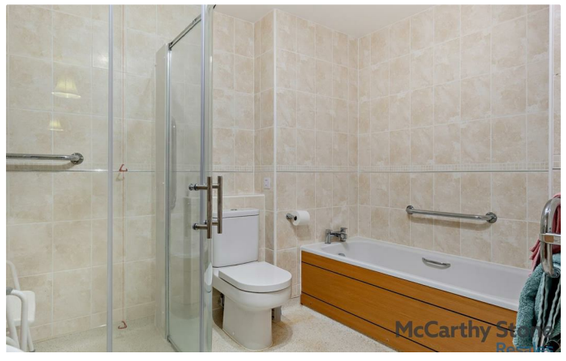
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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: £510 per annum
Ground rent review: 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 to.
• 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 WEB PAGE FOR ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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