

Airfield Road, Bury St. Edmunds

Sheridans








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Airfield Road, Bury St. Edmunds IP32 7RH

Guide Price £90,000

INCENTIVES AVAILABLE - OPEN TO OFFERS - call for details. CHAIN FREE. Beautiful Over 55's Apartment in Moreton Hall built in 2010, this wonderful retirement complex offers comfort, safety and peace of mind with 24-hour on-site care and a welcoming community atmosphere. Residents can enjoy a range of excellent amenities including a hair salon, restaurant and communal south-facing gardens along with convenient on-site parking and a bus stop nearby.

This well-presented apartment combines independent living with the reassurance of support when needed. Key features include a spacious entrance hall with cloakroom and large storage cupboard. The light and airy sitting room with south-facing Juliet balcony overlooks the school and is open-plan to the kitchen which is fitted with a range of wall and base units, worktops, ceramic hob, single oven and space for appliances. There are two generous bedrooms, including a main bedroom with en-suite wet room.

Located within the sought-after Moreton Hall area, this property offers a perfect balance of independent living and community spirit, ideal for those seeking a secure and sociable retirement lifestyle.

Oxlip House is host to a variety of amenities including a hair salon*, treatment room*, scooter store, guest room*, communal lounge, activity room, library, laundry room, cafe* and sun terrace.

There is no rent but a monthly service charge of £796.35 which includes all electricity, gas, heating and water and a weekly core care charge of £64.65. There is a care charge of £24.32 per hour. (A minimum of 4 hours care is required per week)

Outside
Adjacent to the apartment is a communal balcony/terrace, providing an inviting space to relax and enjoy the surroundings. The beautifully maintained communal gardens offer year-round colour and tranquillity, creating a peaceful setting for residents to enjoy. The apartment also benefits from one allocated parking space for added convenience along with ample visitors parking.

Location
The property is located in the sought-after Moreton Hall area on the eastern side of Bury St Edmunds. This peaceful and well-established community is ideal for retirement living, with a church, coffee shop, post office, doctor's surgery, community centre, Tesco Express, and public house all close by. Excellent transport links include a regular bus service and easy access to the A14, offering routes to Ipswich, Cambridge, and London via the M11. The town centre is just a short journey away, with its charming mix of shops, cafés, restaurants, and the popular twice-weekly market. Bury St Edmunds is a beautiful and historic market town, known for its Abbey Gardens, Cathedral, and welcoming atmosphere being the perfect setting for a relaxed and enjoyable retirement.

Directions
From Cullum Road, take the second exit at the roundabout. At the next roundabout, take the first exit onto the A134. At Moreton Hall Interchange, take the second exit onto Bedingfeld Way. Continue straight, going through one roundabout, then at the next roundabout take the third exit onto Skyliner Way. At the following roundabout, take the first exit onto Lady Miriam Way then turn left onto Airfield Road.

Services/Charges
Main services connected with communal radiator heating system.
Council tax band B. EPC Rating: B.
Service Charges: There is no rent but a monthly service charge of £796.35 which includes all electricity, gas, heating and water and a weekly core care charge of £64.65. There is a care charge of £24.32 per hour. (A minimum of 4 hours care is required per week)

- No onward chain - 75% Share/Leasehold
- Sunny south facing 2nd floor apartment for the over 55's with Lift
- In good order throughout with light and airy rooms over looking the primary school
- Two good sized bedrooms and wet room
- Large entrance hall, separate cloakroom
- South facing communal gardens provide a bright and sunny place to relax.
- Well appointed kitchen
- 24 hour on site care, Call alarms in all apartments
- Communal radiator heating system
- Designated Parking Space And Ample Visitors Parking

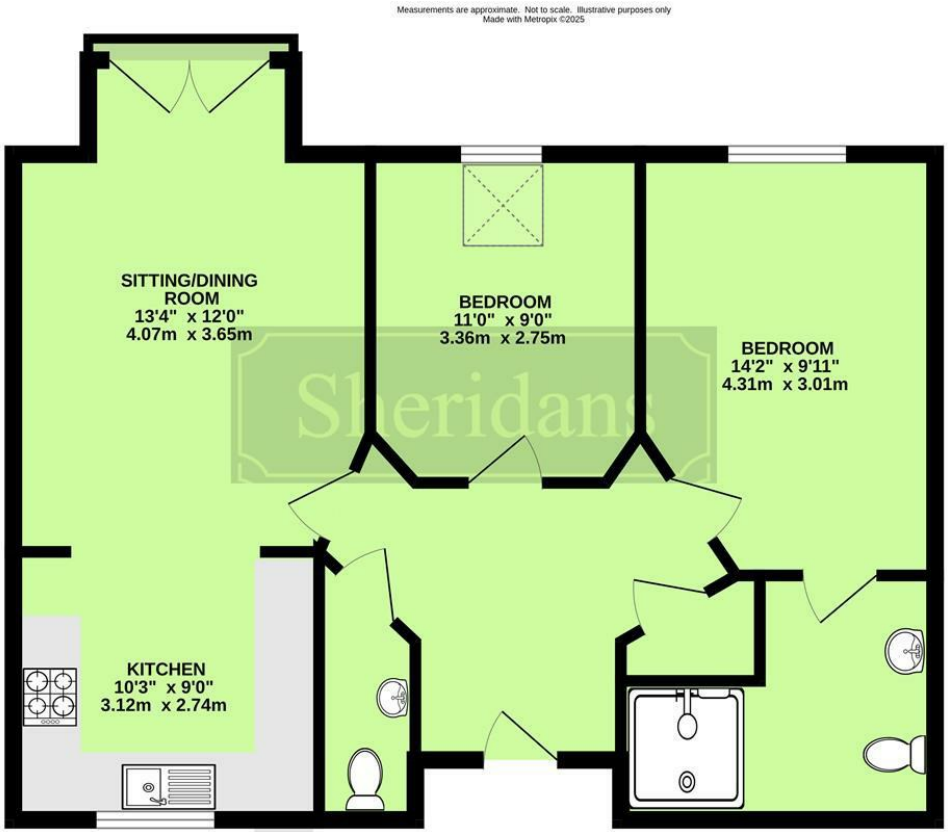
Additional Information
Shared Ownership for the over 55's - How does it work?
You buy a share in your home (75%) with the remaining share owned by BPHA. There is no rent to pay on a 75% purchase. In the future, you can simply sell your share for its value at the time of sale (current market valuation required).

To qualify for the property, applicants will be required to have a sale agreed on their current property (if applicable), pass the necessary checks and be over the age of 55.









These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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