



Abbots Gate, Bury St. Edmunds

Sheridans



Abbots Gate, Bury St. Edmunds IP33 2GB

Offers In Excess Of £200,000

Situated within the well designed and highly regarded development on the western side of Bury St Edmunds, this attractive ground floor apartment, built in 2008, offers well balanced accommodation, a private garden and its own allocated parking space. A key advantage is the apartment's own private front door opening directly onto the street, avoiding any communal areas and providing a greater sense of independence, privacy and ease of access. Combined with its low maintenance layout, UPVC double glazing, gas central heating and the benefit of no onward chain, the property is particularly appealing to professionals, retirees or those seeking a secure, convenient lock and leave home.

The personal front door opens into a generous open plan living space, where the kitchen, dining and sitting areas combine to create a bright and versatile environment. The room benefits from a gently curving exterior wall, a subtle architectural feature that softens the space and adds character to the main living area. The contemporary kitchen is fitted with modern units, integrated appliances and ample work surfaces, with tiled flooring subtly defining the area. A number of windows draw in natural light, giving the room a warm and open feel ideal for daily living and entertaining. The accommodation has been thoughtfully arranged to support modern lifestyles.

The bedroom is a comfortable double room of good proportions with a window to the front aspect, offering a private and peaceful retreat away from the main living space. The bathroom is finished to a high standard, featuring modern tiling, a curved bath with shower over, contemporary sanitary ware and a clean, neutral palette.

Abbots Gate is a sought after modern development known for its thoughtful layout, architectural interest and community feel. Its position on the western edge of the town provides straightforward access to the A14, West Suffolk Hospital, nearby green spaces and the thriving town centre. Offering a rare combination of ground floor living, a private entrance with no communal areas, a garden, allocated parking, modern comforts and no onward chain, this one bedroom apartment presents an excellent opportunity for the discerning buyer.

Outside

A particularly appealing feature of the apartment is the private, enclosed garden accessed from the rear. This low maintenance outdoor space is perfect for al fresco dining, entertaining or simply relaxation, offering a sheltered spot to enjoy throughout the warmer months. An allocated off road parking space is located conveniently at the rear of the property.

Location

Bury St Edmunds is a picturesque and thriving market town that beautifully blends historic charm with modern convenience. The town offers an excellent selection of independent restaurants, cafés, bars, and boutique shops, alongside well-known national retailers.

Located in the heart of Suffolk, Bury St Edmunds is renowned for its vibrant twice-weekly produce market, held every Wednesday and Saturday. Its rich heritage is reflected in landmarks such as St Edmundsbury Cathedral, the beautiful Abbey Gardens, and the historic Abbey of St Edmund, all providing a tranquil green setting in the heart of the town.

The property itself is ideally positioned to the south of the town, offering convenient access to West Suffolk Hospital and the A14, making it particularly well suited for commuters and healthcare professionals.

From charming medieval streets and striking historic architecture to contemporary shopping and leisure facilities, Bury St Edmunds offers the perfect balance of old and new, and remains one of Suffolk's most sought-after destinations for both residents and visitors alike.

Directions

Leave the town centre along Callum Road. At the roundabout, take the third exit onto Wilks Road. Continue and turn right onto Barons Road, then take the next right onto Laundry Lane. From there, turn left onto Abbots Gate, where the property can be found further down on the left-hand side.

Services

Mains gas, electric, water and drains are connected. Electric radiators.
Council West Suffolk Tax Band: B

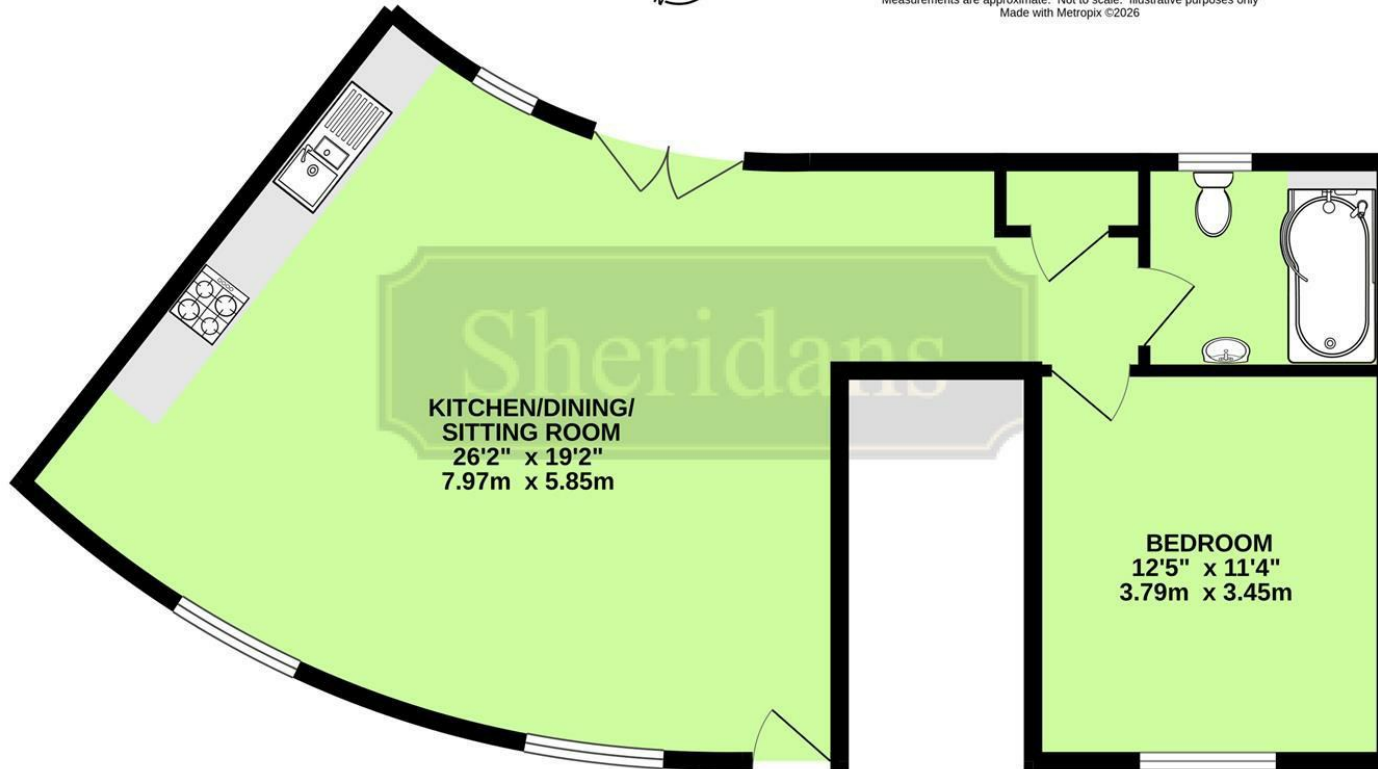
- CHAIN FREE - move quickly and easily
- Modern GROUND FLOOR apartment - Long lease
- Stylish open plan living area
- Double bedroom, modern bathroom
- Gas fired central heating
- Fully enclosed private garden
- Private front door - no communal areas, total independence
- Allocated parking space
- Easy access to town centre and hospital
- Quiet residential area

Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low Risk (Source Gov.uk)
LEASEHOLD: starting lease 120 years from 2008
Management charges: £1200 per annum including ground rent.





TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**KITCHEN/DINING/
SITTING ROOM**
26'2" x 19'2"
7.97m x 5.85m

BEDROOM
12'5" x 11'4"
3.79m x 3.45m

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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