

THE
**Mortimer
& Gausden**
PARTNERSHIP

33 Lacy Court,
Bury St. Edmunds, IP33 3AD

Guide Price
£200,000

Retirement living - relax with complete peace of mind

This spacious and well-appointed retirement apartment is located on the first floor of Lacy Court and enjoys views over landscaped communal gardens.

This particular apartment is one of the few that offers 2 bedrooms- providing the flexibility to use the 2nd bedroom as a home office or dining room. Lacy Court is located on Risbygate Street, which is within easy reach of the town centre and all local amenities. The market town of Bury St. Edmunds offers a superb range of facilities, with the West Suffolk Hospital and A14 also within easy reach. The development is very secure making it perfect for those people wanting to be able to leave their home for periods of time whilst perhaps travelling and enjoying their retirement.

- Well located retirement apartment
- Situated close to the town centre
- Hall with storage, shower room
- Spacious living room, kitchen
- 2 Good sized bedrooms
- uPVC glazing, electric heating
- Residents lounge, on site manager
- Lovely communal gardens and parking



If you have been looking for a retirement flat, either for yourself or perhaps a relative, you will know that the size, quality and price of each apartment can vary enormously. Lacy Court is a very friendly complex with an excellent on-site Manager.

As previously mentioned, this first-floor apartment is particularly spacious and includes a generous reception hall, a well-proportioned living room with a Juliette balcony and 2 good sized bedrooms.

The kitchen is fitted with a range of cupboards, worktop surfaces and an integrated oven and hob. Finally, the shower room includes a double shower tray and glazed screen.

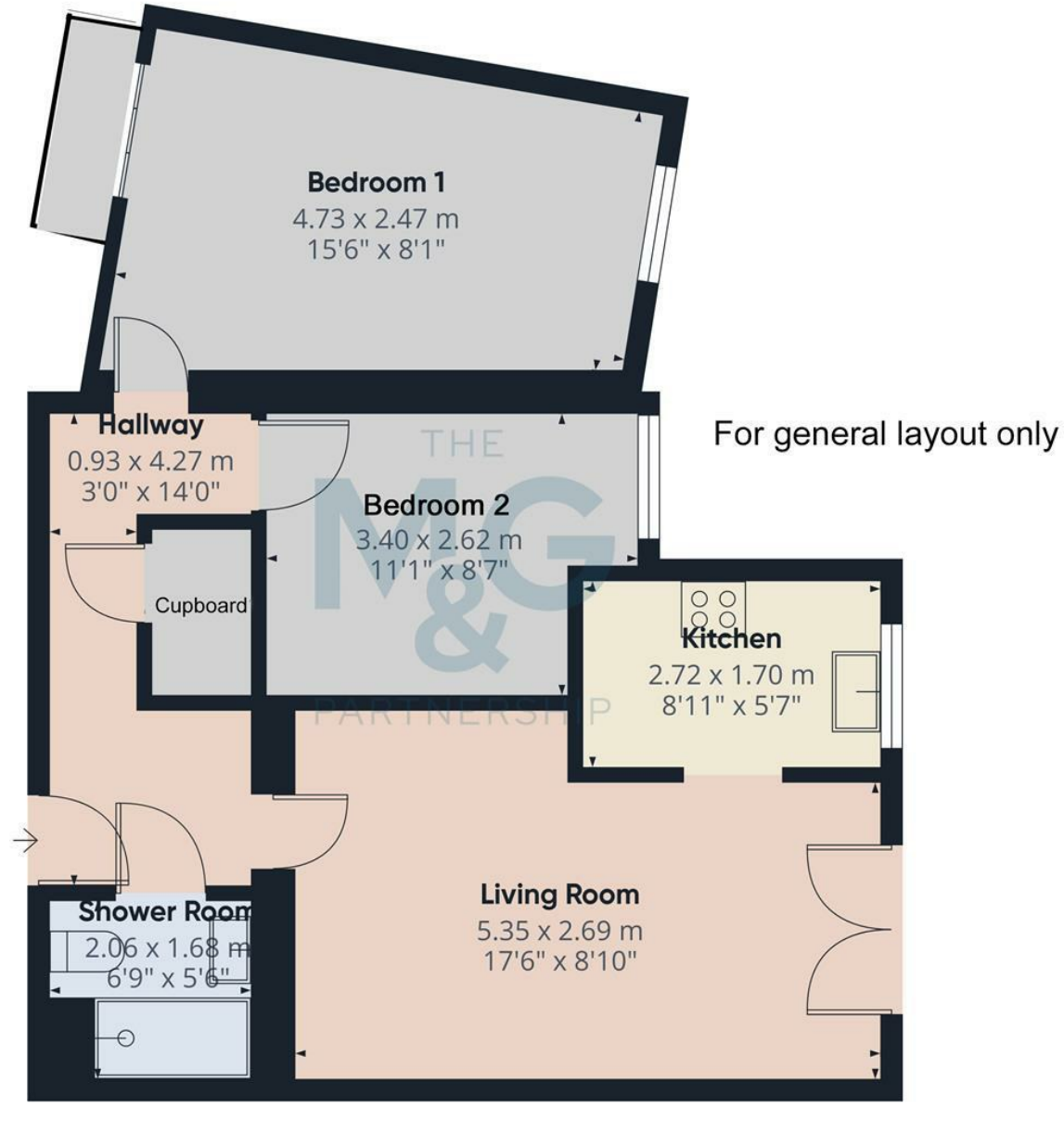
Access to the apartment is also particularly easy with the door to the lift being close to the apartment. There are, of course, stairs to all floors, for those who prefer the exercise, with only one flight of stairs being required for this apartment.

Communal services include: Lifts to all floors, residents house manager, 24 hour care line, pull cords in every room, a communal lounge and kitchen, a laundry room and scooter charging/parking. The guest suite can be booked by relatives and visitors. All the outside grounds are fully maintained and include a parking area.

Lacy Court residents must meet a minimum age criteria. A single occupant must be 60 or over and a couple must comprise one partner 60 or over with the second partner being at least 55 years of age. The lease length is 125 years from 2003. The service charge is approximately £2,785.85 for 6 months and a ground rent of £212.50 for 6 months.

COUNCIL TAX BAND - C
ENERGY PERFORMANCE CERTIFICATE - C
COUNCIL - West Suffolk
BROADBAND - Ofcom states ultrafast broadband is available
MOBILE - Ofcom states EE, Three & O2 are likely. Vodafone is limited
WHAT3WORDS - ///moss.tuxedos.dares





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