



Flat 20, Lydgate Court Abbots Gate, Bury St. Edmunds

Guide Price £230,000 Leasehold

THE
M&G
PARTNERSHIP



Flat 20

Lydgate Court Abbots Gate, Bury St. Edmunds

- Well presented first floor retirement apartment
- Hall, sitting/dining room, fully fitted kitchen
- Master bedroom with en suite shower room
- Further spacious bedroom, bathroom
- Gas central heating, uPVC sealed unit glazing
- On site manager, communal lounge and gardens
- Redecorated with new carpets throughout
- CHAIN FREE

A superb first floor retirement apartment, forming part of Lydgate Court, a purpose-built development designed exclusively for the over 55s.

Offered for sale with no onward chain, the property has been freshly decorated with brand-new carpets and provides bright, spacious and energy-efficient accommodation with gas-fired central heating and uPVC sealed unit glazing. The sitting room is a generous size with space for dining and a Juliette balcony, while the fitted kitchen includes integrated appliances. There are two good-sized bedrooms, including a principal bedroom with fitted storage, en suite shower room and a further Juliette balcony, plus an additional bathroom.

Residents benefit from secure entry, emergency intercom system, lifts, communal gardens, parking, residents' lounge and library/meeting/games room.



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Sitting Room

15' 3" x 10' 11" (4.65m x 3.33m)

The sitting room is a lovely size and could easily accommodate a dining table and has a glazed door opening to a Juliette balcony.

Kitchen

8' 6" x 7' 5" (2.59m x 2.26m)

The kitchen includes an integrated fridge freezer, double oven, hob, hood and washer/dryer.

Bedroom 1

17' 0" x 8' 5" (5.18m x 2.57m)

The master bedroom, which includes an en suite shower room, has fitted overbed storage, a built-in double wardrobe and French doors opening onto a further Juliette balcony.

En Suite

6' 0" x 5' 8" (1.83m x 1.73m)

Bedroom 2

11' 3" x 8' 3" (3.43m x 2.51m)

Bedroom 2 is also of a good size and includes excellent fitted floor-to-ceiling wardrobes.

Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)

Communal Facilities

Lydgate Court is set in communal gardens with communal parking.

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 £4,149.92 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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