



Flat 35, Lydgate Court Abbots Gate, Bury St. Edmunds
£185,000



THE
M&G
PARTNERSHIP

Flat 35

Lydgate Court Abbots Gate, Bury St. Edmunds

- Superb 2nd floor retirement apartment
- Hall, sitting room, fitted kitchen
- 2 Good sized bedrooms
- Gas central heating,
- upvc sealed unit glazing
- Residents lounge
- NO UPWARD CHAIN
- Communal gardens

An attractively presented second floor apartment, forming part of Lydgate Court, a purpose-built development designed exclusively for the over 55s.

Offered for sale with no upward chain, the property provides light, comfortable and easily maintained accommodation, ideal for those looking to retire in style while retaining independence. The apartment is in excellent decorative order, with neutral carpets, uPVC sealed unit glazing and gas-fired central heating.

The accommodation includes an entrance hall, spacious sitting/dining room, fitted kitchen with integrated appliances, two good-sized bedrooms and a modern bathroom. Residents benefit from lifts to all floors, attractive communal gardens, ample parking, a residents' lounge, library/meeting room and an intercom/emergency system linked to a 24-hour monitoring station.



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Entrance Hall
Sitting Room
16' 5" x 12' 0" (5.00m x 3.66m)

Kitchen
10' 0" x 6' 4" (3.05m x 1.93m)

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

Bedroom 1
13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom 2
12' 5" x 6' 11" (3.78m x 2.11m)

General Information
Lease Details The property has a 299 year lease running from 2009. There is an annual Ground Rent of £253.90 pa and a Service Charge of around £3566 pa.

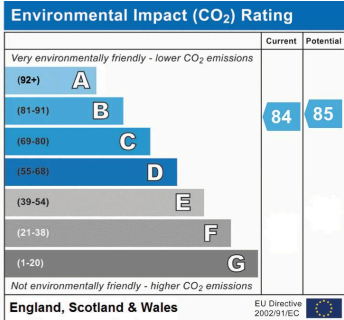
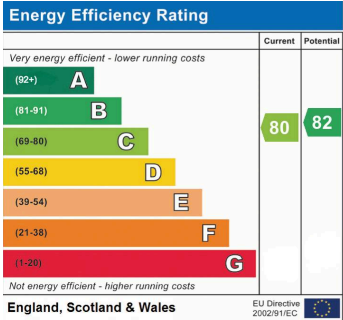
This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents lounge, lifts to all floors and security/emergency system.

Council Tax Band C. COUNCIL - West Suffolk

SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely







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