Excellent

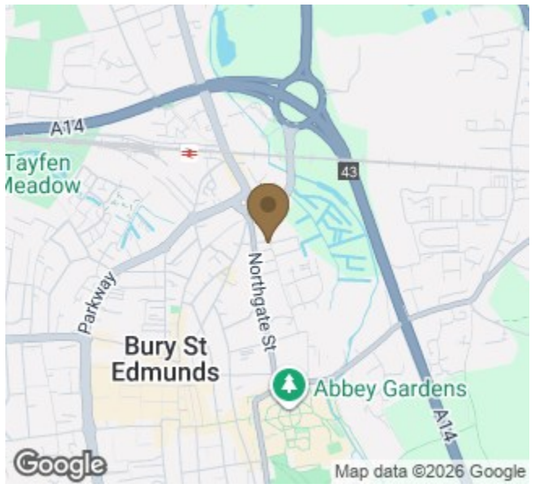
Trustpilot

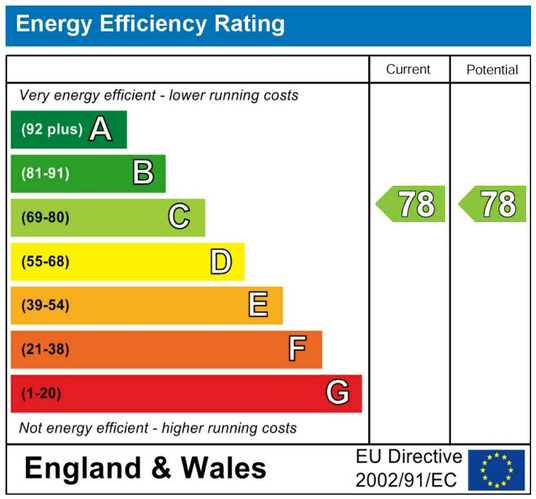
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Total floor area 54.2 sq.m. (583 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







49 Cross Penny Court

Cotton Lane, Bury St. Edmunds, IP33 1XY

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Cross Penny Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom, Third floor retirement property
- Spacious Lounge and Electric Fireplace
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- 24 Hour on-site staffing for peace-of-mind.
- Domestic assistance (1hr included in service charge - additional hours by arrangement.
- Personal care packages availablefrom the on-site CQC registered care agency.
- Table service restaurant.
- Homeowners lounge - with audio visual equipment.
- Guest suite + Function room.
- CAR PARKING PERMIT SCHEME.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Cross Penny Court, Bury St. Edmunds

1 | 1 | Asking price £160,000

Summary
Cross Penny Court is an Assisted Living (known as Retirement Living PLUS)development with 57 one and two bedrooms set within the historic town of Bury St Edmunds.
Cross Penny Court is managed by a team of qualified staff, ranging from an Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year, from the qualified reliable and friendly on-site care team you will know and trust. One hour of domestic assistance per week is already included in the service charge, to help with tasks such as household cleaning, changing the beds, as well as running errands, shopping for groceries and posting letters. McCarthy & Stone Assisted Living are also able to offer you Lifestyle Support, so if you fancy a trip to the cinema, an art class, or simply to visit friends - our care team can provide companionship and support, helping you to get out and about.
For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

Local Area
Cross Penny Court is located a short walk away from the town centre, offering an assortment of high street names, independant shops, bars, cafes and restaurants. The major supermarkets are also close by including Tesco, Waitrose, Aldi and Iceland. The town also has markets on Wednesdays and Saturday. There's plenty to do to suit all tastes, Bury St. Edmunds Abbey, Abbey gardens and Cathedral makes an enjoyable day out.

Apartment Overview
This well presented one bedroom retirement apartment sits on the third floor, with a living room centred on a focal point fireplace and offering generous space for lounging and dining. A separate partially glazed door leads through to a fully integrated kitchen finished in wooden style cabinets with roll top worktops, where a waist height oven with space for a microwave above sits alongside a four ring ceramic hob with extractor hood, and a stainless steel sink and draining board beneath a double glazed, electronically controlled window. The double bedroom is generously proportioned with plenty of wardrobe space behind mirrored doors and a window that fills the room with light. A fully tiled, wet room style shower room completes the accommodation with a full WC, a vanity style sink with mirror above and a heated towel rail, while a large storage cupboard in the main hallway provides useful additional space.

Social Lifestyle
Socialising is high on the agenda at Cross Penny Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Cross Penny Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Cross Penny Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
• General cleaning or changing the bed
• Meal planning and preparation
• Bathing, showering and continence support
• Help with medication
• Shaving and grooming/hair and makeup
• Personal shopping and dog walking

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,794.68 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information
Ground rent: £435 per annum
Ground rent review date: 1st Jan 2029
Lease length: 125 years from 1st Jan 2014
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













