



SOUTHGATE HOUSE

BURY ST EDMUNDS, IP33 2RN

F O R S A L E

- TOP FLOOR APARTMENT
- DEVELOPMENT FOR THE OVER 60'S
- 24-HOUR EMERGENCY CARE CALL LINE
- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- CHAIN FREE

PRICE
£140,000





GD Estates are delighted to offer to the market this fantastic opportunity to purchase a spacious, second floor, two-bedroom retirement apartment for the over 60's in the popular Southgate House just a short distance from the town centre of Bury St Edmunds.

The apartment occupies the top floor of a beautiful Grade II listed building and is offered to the market CHAIN FREE. The internal accommodation comprises two double bedrooms, living room, kitchen, utility room, cloakroom, shower room and main bathroom. Externally the property sits in fantastic communal gardens, and offers residents parking.



LOCATION:

Southgate House is ideally located on the southern side of Bury St Edmunds, just a short walk from the town centre. The development is extremely well maintained and features attractive communal gardens.

Bury St Edmunds offers a wide range of educational, recreational, and cultural amenities, including the Arc Shopping Centre, Theatre Royal, and Abbey Gardens.

The property benefits from easy access to the A14 trunk road, providing convenient links to nearby Ipswich, Cambridge, and London via the M11.

The town also has a railway station with mainline connections to London Liverpool Street.

COMMUNAL STAIRWAY:

The building opens into a spacious communal hallway and stairwell, providing access to all apartments within the block. The flat itself is located on the second floor and occupies the entire top floor, offering a sense of privacy and exclusivity.

ENTRANCE HALLWAY:

The apartment is accessed via a wooden door into a spacious internal hallway, which provides access to all accommodation. Additional features include an intercom system, loft hatch, and an airing cupboard housing the immersion tank. There is also an emergency pull cord, which alerts an emergency care call line if assistance is required (these are featured in rooms throughout the property)

KITCHEN

12' 1" x 9' 8" (3.68m x 2.95m):

Well-equipped kitchen featuring a range of under-counter cabinets topped with roll-edge, wood-effect worktops. Includes a stainless steel sink with drainer and mixer tap, electric oven with extractor hood, and space for a fridge-freezer. The room benefits from an electric radiator and a wooden-framed sash window with secondary glazing to the front aspect.

LIVING ROOM

15' 9" x 12' (4.8m x 3.66m):

Light and airy dual-aspect living room featuring wooden-framed sash windows (with secondary glazing) to both the front and side aspects. The room includes an electric fire and one electric radiator.



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UTILITY ROOM

8' 6" x 7' 3" (2.59m x 2.21m):

Useful utility space with plumbing for a dishwasher or washing machine. Includes two large storage cupboards, one of which houses the water softener. A door leads to the fire escape, providing external access to the ground floor.

BEDROOM 1

15' 5" x 9' 5" (4.7m x 2.87m):

Double bedroom featuring built-in wardrobes with sliding doors, one electric heater, and a wooden-framed sash window to the side aspect with secondary glazing.

BEDROOM 2

15' 9" x 8' 5" (4.8m x 2.57m):

Second double bedroom featuring a spacious walk-in wardrobe, one electric heater, and a wooden-framed sash window to the side aspect.

CLOAKROOM:

Featuring a low-level toilet and an obscure wooden-framed window to the rear aspect.

SHOWER ROOM:

Shower room featuring a tiled shower cubicle with an electric shower and a wall-mounted wash hand basin.

FAMILY BATHROOM

10' 4" x 5' 4" (3.15m x 1.63m):

Bathroom featuring a three-piece suite comprising a panelled bath, low-level WC, and wall-mounted wash hand basin. Additional features include a heated towel rail, electric fan heater, and an obscure wooden-framed sash window to the front aspect.

EXTERNALLY

Externally, the development features beautifully landscaped and well-maintained communal gardens, along with ample parking for both residents and guests.



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LEASE INFORMATION:

For sale LEASEHOLD with vacant possession upon completion.

Lease: Commenced 99 years from 01.08.1986.
Service charge: is approximately £270 per month. Ground rent: £60 per annum.

It is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

SERVICES:

COUNCIL TAX - BAND C ,
COUNCIL - West Suffolk
SERVICES - Mains water, electricity and drainage



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