



Jackson & Co



Lydgate Court

Bury St Edmunds, Suffolk, IP33 2FB

Guide Price £210,000

CHAIN FREE, Two bedroom/Two bathroom, GROUND FLOOR apartment in nice condition with easy access to West Suffolk Hospital & Town Centre. (Designed for the Over 55's)



Property Features

- Two bedroom/Two Bathroom, Ground Floor Apartment
- CHAIN FREE
- Nice condition throughout
- Wet room bathroom
- Living / Dining room opening to Kitchen
- Master bedroom with built in storage and en suite bathroom
- Close reach of West Suffolk Hospital and Bury St Edmunds Town Centre
- uPVC double glazing & Gas central heating

FULL DESCRIPTION

Collection of 38 luxury apartments tailored exclusively for the over 55s. This two-bedroom apartment boasts an exceptional condition throughout. Featuring a spacious living area, a kitchen with built-in appliances, and well-appointed bedrooms complete with built-in storage and en suite bathroom to master bedroom.

Lydgate Court is within close proximity to West Suffolk Hospital and the vibrant town centre, ensuring convenience at your doorstep. With its beautifully maintained communal grounds and the inviting residents' lounge, you will find opportunities to connect with like-minded individuals, creating a sense of community and belonging.

Entering this delightful apartment, you are greeted by a welcoming entrance hall that leads you to the master bedroom, complete with an ensuite and built-in storage. The second bedroom is of a good size and is ideal as a guest bedroom or as a study. The bathroom designed with practicality in mind is adapted to a wet room with WC, wash hand basin, and a heated towel rail. The living and dining area is designed for relaxation and socialising, seamlessly flowing into the modern kitchen fitted built-in appliances, including a fridge/freezer, washing machine, double oven and hob.

The development showcases well maintained grounds including an enclosed garden area. Residents can enjoy the availability of access to the residents lounge where events are held, a private library and crafts room. Additionally there are bedrooms on site available to book for friends or family to stay.

Tenure: Leasehold

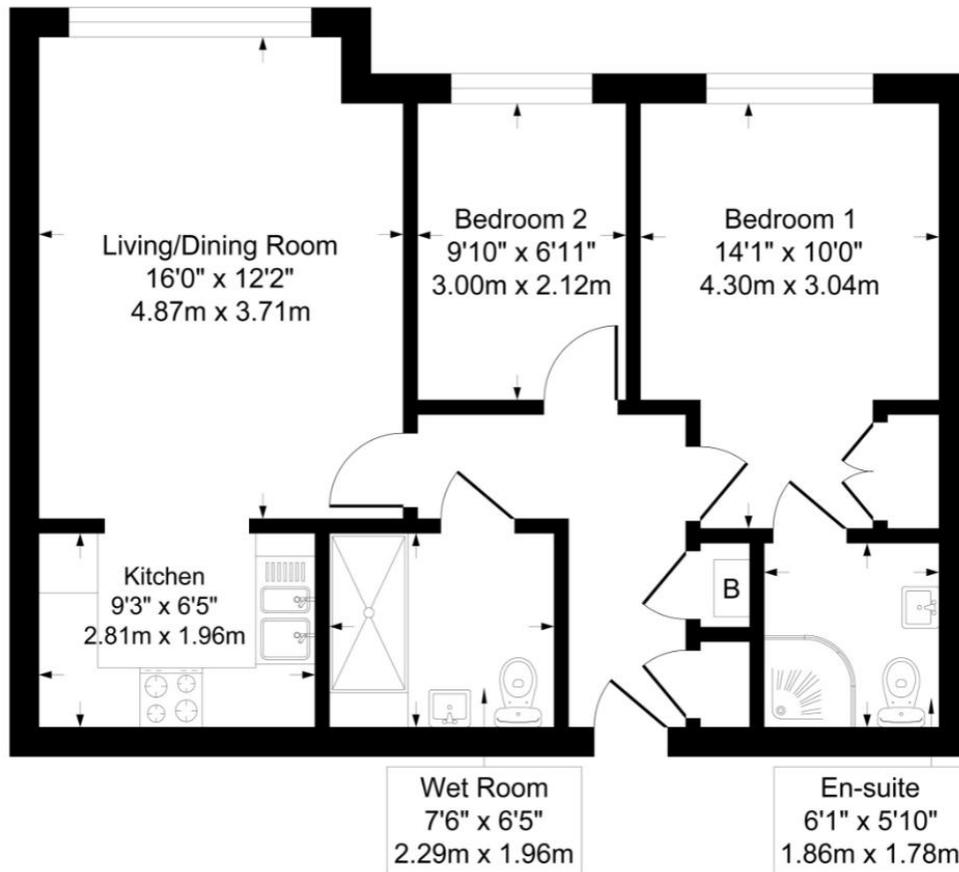
Lease details: 299 year lease from 2009 – Ground rent = £250 pa – maintenance charge = £4148 pa (charges cover building insurance, water use and rates, window cleaning, gardening, upkeep of communal areas, resident lounge, lifts to all floors and security/emergency system)

Council Tax Band: C – West Suffolk





**Approximate Gross Internal Area
645 sq ft - 60 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Jackson & Co Bury St
Edmunds

www.jacksonandcocoveringsuffolk.co.uk
contact@jackson-ps.co.uk
01284 598030

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements