

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

8 The Grange Nowton Court, Nowton,  
Bury St. Edmunds, IP29 5LU

Guide Price  
£250,000

THE  
**M  
& G**  
PARTNERSHIP



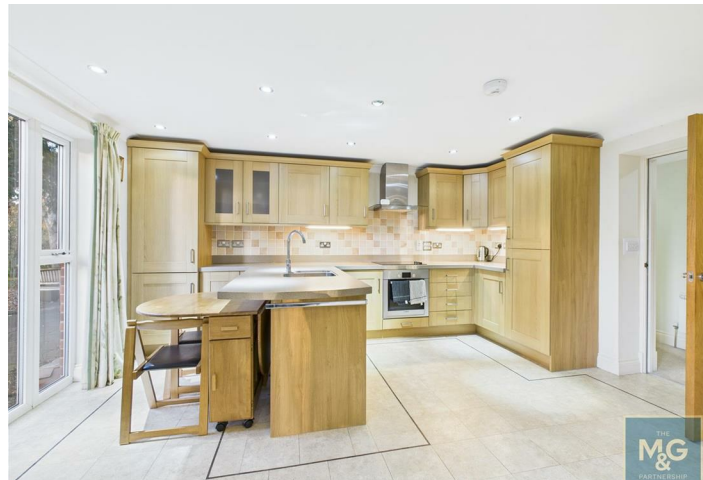
## *An Impressive Ground Floor Apartment Enjoying a Delightful Setting*

This superb ground-floor apartment with on-site services is situated within the distinguished grounds of Nowton Court Retirement Village.

One of only 18 apartments, this delightful ground-floor home has been designed specifically for the over-55s.

Occupying a desirable position adjacent to the scenic Nowton Park and offered for sale CHAIN FREE, the property enjoys an enviable setting, complemented by the comprehensive range of amenities available in the historic market town of Bury St Edmunds.

- Delightful surroundings
- Well presented GROUND floor apartment
- NO UPWARD CHAIN
- 2 bedrooms, ensuite & bathroom
- Open plan living area/kitchen
- Gas fired central heating
- Housekeeping and laundry
- Beautiful communal grounds
- Dedicated Parking
- On site services including Restaurant





In brief, the accommodation comprises an inner hallway which leads to the bedrooms, bathroom and the open-plan living area and kitchen. The kitchen is fitted with a comprehensive range of units and incorporates integrated appliances, including a fridge/freezer, oven, hob, washer/dryer and dishwasher.

The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room with a large shower cubicle, WC, and wash basin. The second bedroom enjoys a pleasant outlook with glazed French doors opening onto an outside terrace. The main bathroom features a large walk-in shower, WC and wash basin.

The apartment benefits from sealed unit double glazing, gas-fired central heating, and a service package that includes maintenance and cleaning of communal areas, property insurance and limited housekeeping and laundry. Further benefits include discounted use of the Heritage Wellbeing Centre.

#### Outside

Dedicated parking is conveniently situated close to the apartment, and residents enjoy access to the well-maintained grounds surrounding Nowton Court. The property also benefits from a delightful location on the edge of Nowton Park, providing immediate access to scenic open spaces.

LEASE - 125-year lease commencing 03/11/2009

ANNUAL GROUND RENT - £100

ANNUAL SERVICE CHARGE- 01/01/26 - 31/12/26  
£3772.38

EPC RATING - TBA

COUNCIL TAX -BAND C

COUNCIL - West Suffolk

SERVICES - All main services connected

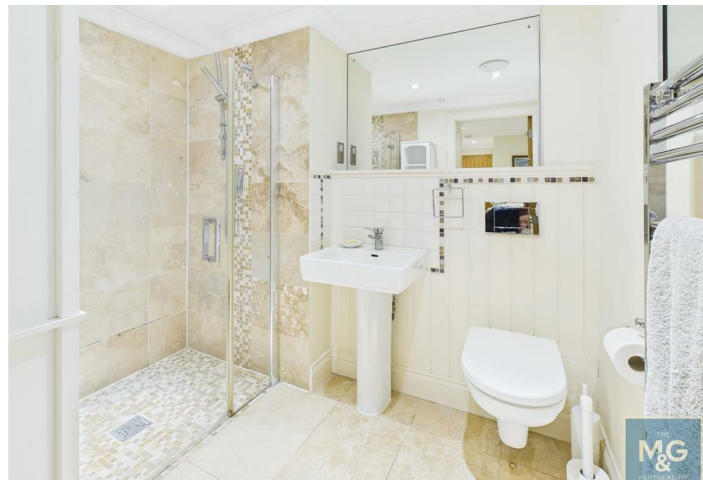
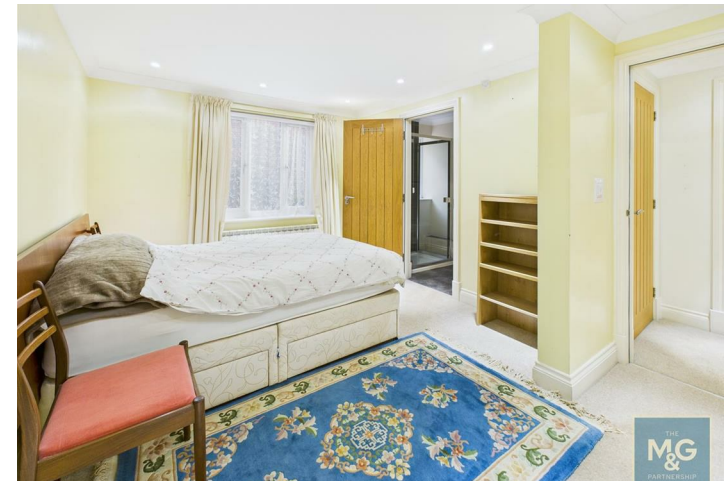
BROADBAND - Ofcom states Superfast broadband is available

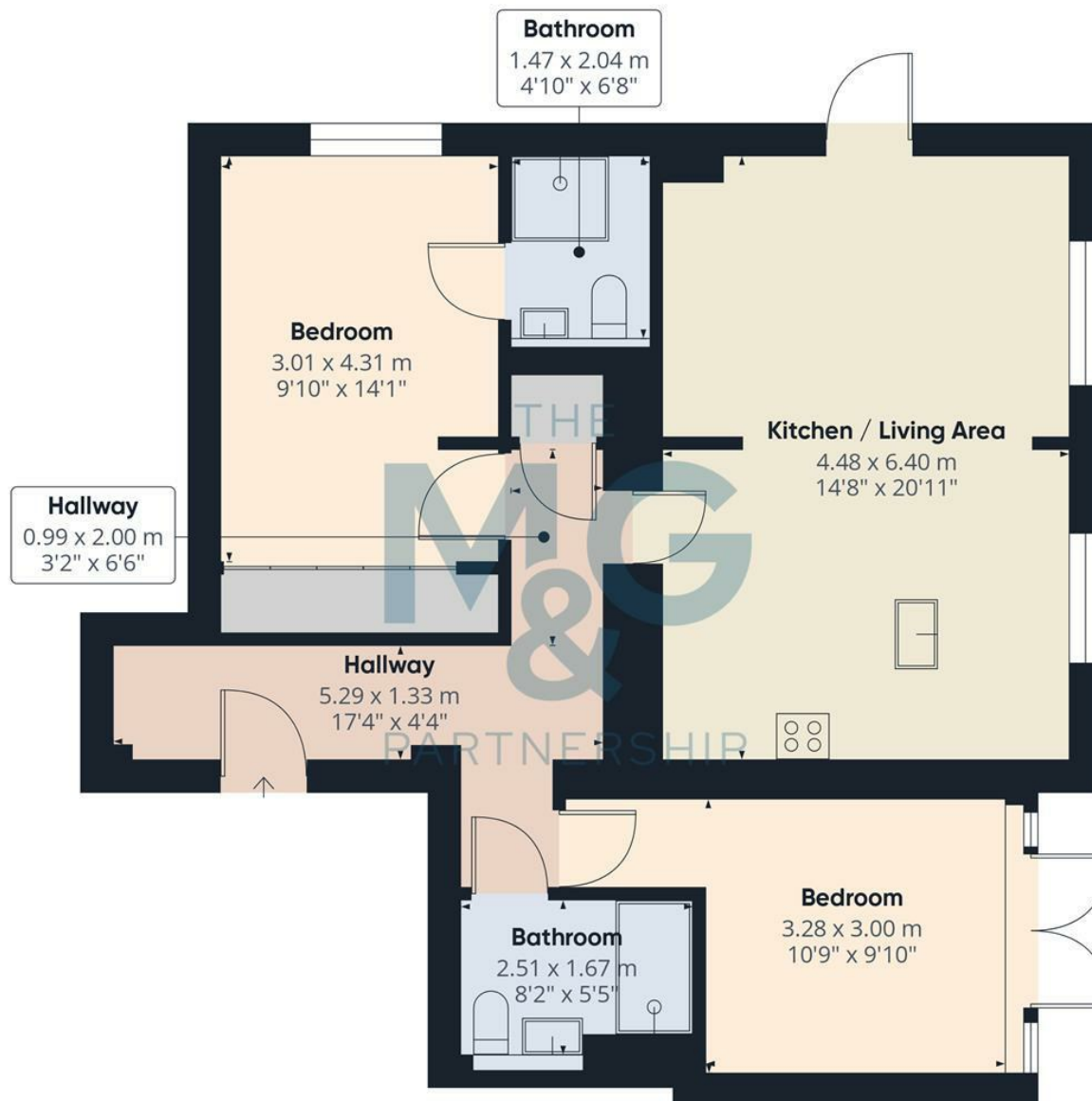
Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - ///circus.cycles.receive

#### AGENTS NOTE

If you resell the apartment 10% of the eventual selling price is payable to Heritage Manor in order to ensure the ambience and quality of the village environment is maintained for the enjoyment of future residents.





Approximate total area<sup>(1)</sup>

73.2 m<sup>2</sup>

788 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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