



# AVON COURT BURY ST EDMUNDS, IP32 6BS FOR SALE

- CHAIN FREE
- LONG LEASE
- ALLOCATED PARKING
- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- EPC C
- COUNCIL TAX BAND A



PRICE  
**£140,000**



GD Estates are pleased to offer to the market this chain-free, one-bedroom first-floor apartment, ideally located on Tollgate Lane, just a short distance from Bury St Edmunds town centre. The internal accommodation comprises a spacious double bedroom, a bright living room, kitchen, and a bathroom.

Externally, the property benefits from one allocated parking space and a useful storage cupboard.

This apartment would make an ideal first-time purchase or investment opportunity, conveniently positioned close to local amenities and transport links.



## LOCATION:

Avon Court is a well-positioned residential development located just off Tollgate Lane in Bury St Edmunds. Situated a short distance from the town centre, the property benefits from excellent transport links, offering easy access to the A14 trunk road and being within walking distance of Bury St Edmunds railway station, which provides mainline services to London Liverpool Street.

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

## ENTRANCE HALLWAY:

The property is accessed via a shared stairwell from the communal entrance hallway. Entry is through a wooden door leading into the internal hallway, which features a useful storage cupboard, radiator, and a uPVC window to the side aspect. The hallway also provides access to the kitchen and living room.

## KITCHEN

**9' 11" x 6' 10" (3.02m x 2.08m):**

The kitchen is fitted with a range of wall-mounted and under-counter units, set beneath roll-edge granite-effect work surfaces and complemented by tiled splashbacks. There is an inset one and a half bowl sink with drainer and mixer tap, along with an electric oven and gas hob with extractor hood over.

Additional features include space for a fridge freezer, space and plumbing for a washing machine or dishwasher, and a wall-mounted boiler.

## LIVING ROOM

**11' 10" x 11' 5" (3.61m x 3.48m):**

The living room is light and airy, benefiting from a dual aspect with uPVC windows to the side and rear, allowing plenty of natural light. The room is also fitted with one radiator.

## BEDROOM

**14' 6" x 9' 1" (4.42m x 2.77m):**

The spacious bedroom features a built-in storage cupboard, which also houses the immersion tank, along with a loft hatch, radiator, and a uPVC window to the rear aspect.

## BATHROOM

**7' 3" x 7' 2" (2.21m x 2.18m):**

The bathroom is fitted with a three-piece white suite comprising a panelled bath with electric shower over, low-level WC, and pedestal wash hand basin. One radiator.



## EXTERNALLY:

Externally the property offers allocated off-road parking for one vehicle and a storage cupboard.

## LEASE INFORMATION:

A lease of 999 years was granted from 1987. The service charge & ground rent equate to £109.86 per month.

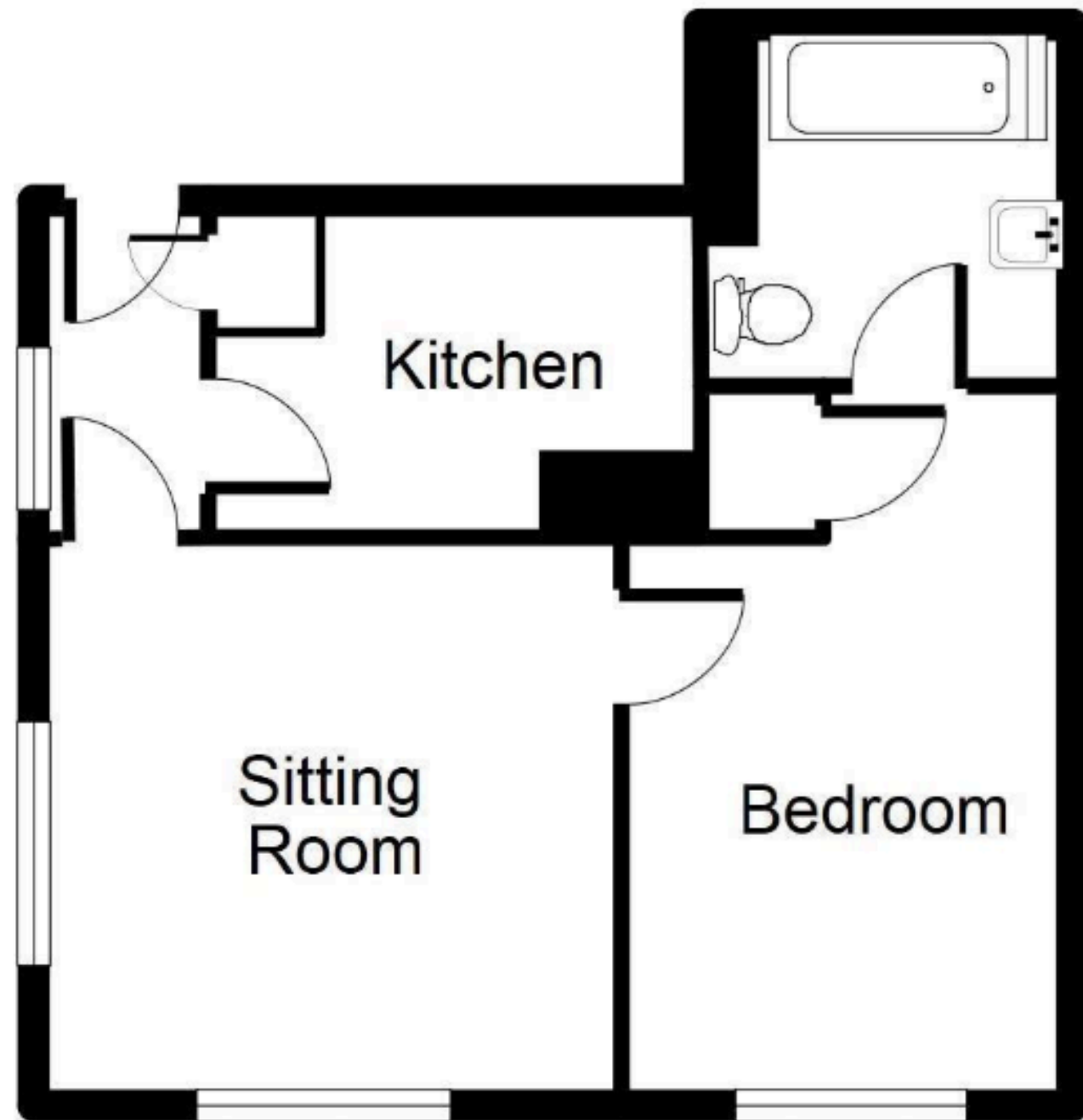
## TENURE:

The property is LEASEHOLD, chain free and will be sold with vacant possession.

## SERVICES:

The property offers mains gas, water, drainage and electricity. Gas fired central heating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For identification only - Not to scale  
(c) Visual Floor Planner



estates  
Sales and Lettings



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ