



Maltings Way, Bury St. Edmunds, IP32 6EY

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom apartment conveniently situated close to the town centre and railway station, with a range of local amenities available nearby, together with allocated parking.

The accommodation comprises an entrance hall and an open-plan sitting room/kitchen. The kitchen offers a range of wall and base level units with an integrated oven and hob with extractor over. There are two bedrooms, with the principal bedroom benefiting from an en suite shower room, while the bathroom completes the accommodation and features a shower over the bath. Outside, there is a communal area laid to lawn with a central pergola area, together with the benefit of allocated parking

Additional Information:

Tenure: Leasehold. 979 years

Service Charge: £585 twice a year.

Ground rent: £100 per annum.

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

Services: Mains, Gas, Electric, Water and Drainage. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along Fornham Road heading away from town, turn left onto Thingoe Hill and left into Maltings Way, take your first right staying on Maltings Way, turn right once again where the parking for the apartment will be found.

Location

he historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Entrance Hall 3' 5" x 13' 8" (1.04m x 4.16m)

Sitting Room 14' 8" x 10' 5" (4.47m x 3.17m)

Bathroom 6' 10" x 6' 2" (2.08m x 1.88m)

Bedroom 11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom 13' 0" x 11' 10" (3.96m x 3.60m)

Ensuite 8' 9" x 5' 6" (2.66m x 1.68m)

Kitchen 9' 4" x 9' 10" (2.84m x 2.99m)



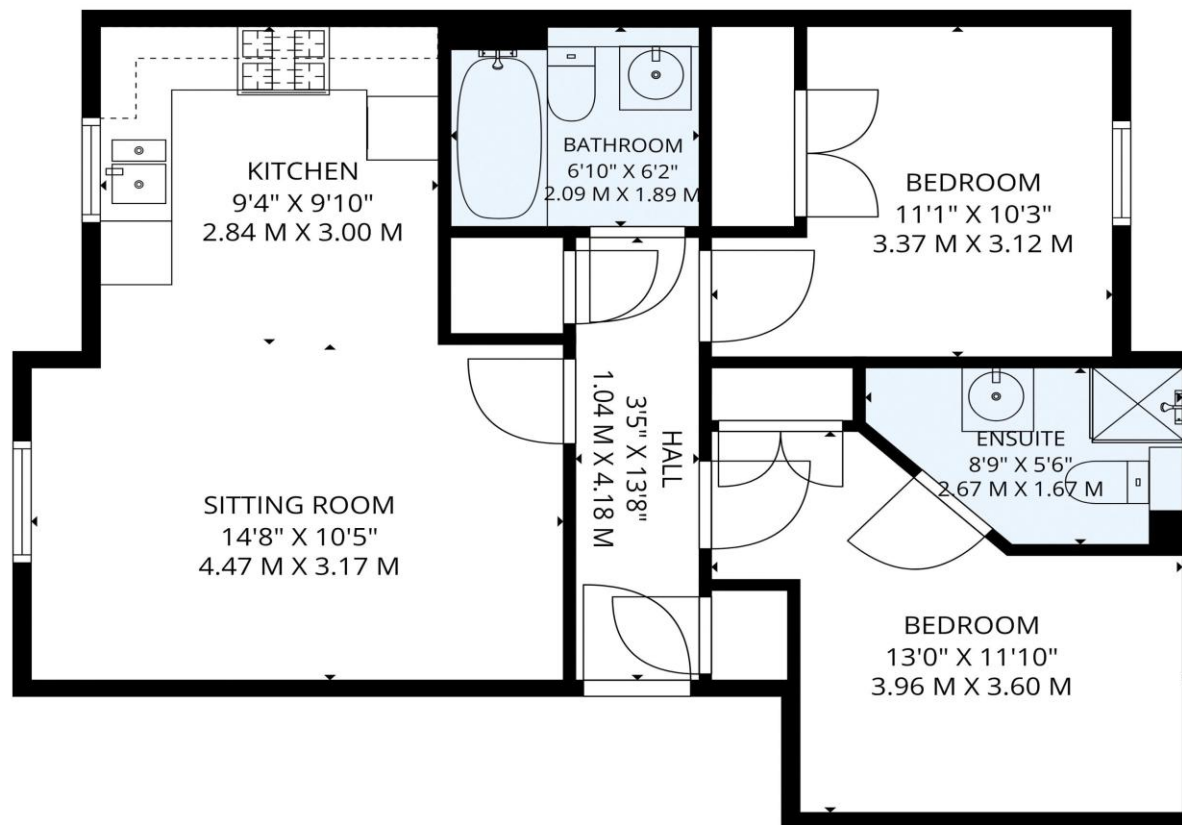
Additional Information:

Council Tax Band: B

EPC Rating: B

Tenure: Leasehold

**Offers Over £180,000
Leasehold**



All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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