

Phoenix House , 120 Newmarket Road, Bury St. Edmunds, Suffolk, IP33 3TF

MARK·EWIN
BURY ST EDMUNDS

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CHAIN FREE - A spacious two-bedroom apartment, offering well-presented accommodation with allocated parking.

The accommodation comprises an open plan kitchen / dining area fitted with a range of wall and base level units, incorporating a built-in oven and hob, a spacious sitting room and two well-sized bedrooms. A separate bathroom completes the accommodation.

Agents Note: Please note that the property has a shared entrance door and communal corridors. The property also benefits from a right of access over the short driveway leading to the property.

Agents Note: The property has allocated parking for two vehicles.

Additional Information:

Council tax band: B

Tenure: Leasehold.

The property offers a 25% share of the freehold.

Management Company: Phoenix House Residents Association LTD.

Maintenance Charge: There is no ground rent or service charge.

Mobile Coverage: EE, O2, Three & Vodafone are listed as having good outdoor coverage in this area, with EE also having good in-home coverage. (Source Ofcom)

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

Services: Mains, electricity, water and drainage. Heating via propane gas tank. (Please note that none of these services have been tested by the selling agent.)

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**Directions**

Leaving Bury St Edmunds town centre, head west along Newmarket Road (A1302), continuing towards the Westley Estate. The property is situated on the right-hand side of Newmarket Road.

**Location**

The 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.

**Accommodation:**

Kitchen 9' 4'' x 8' 6'' (2.84m x 2.59m)

Dining area 8' 2'' x 8' 10'' (2.49m x 2.69m)

Sitting room 20' 0'' x 14' 3'' (6.09m x 4.34m)

Bedroom 12' 10'' x 7' 2'' (3.91m x 2.18m)

Bedroom 12' 9'' x 8' 9'' (3.88m x 2.66m)

Bathroom 4' 3'' x 8' 1'' (1.29m x 2.46m)





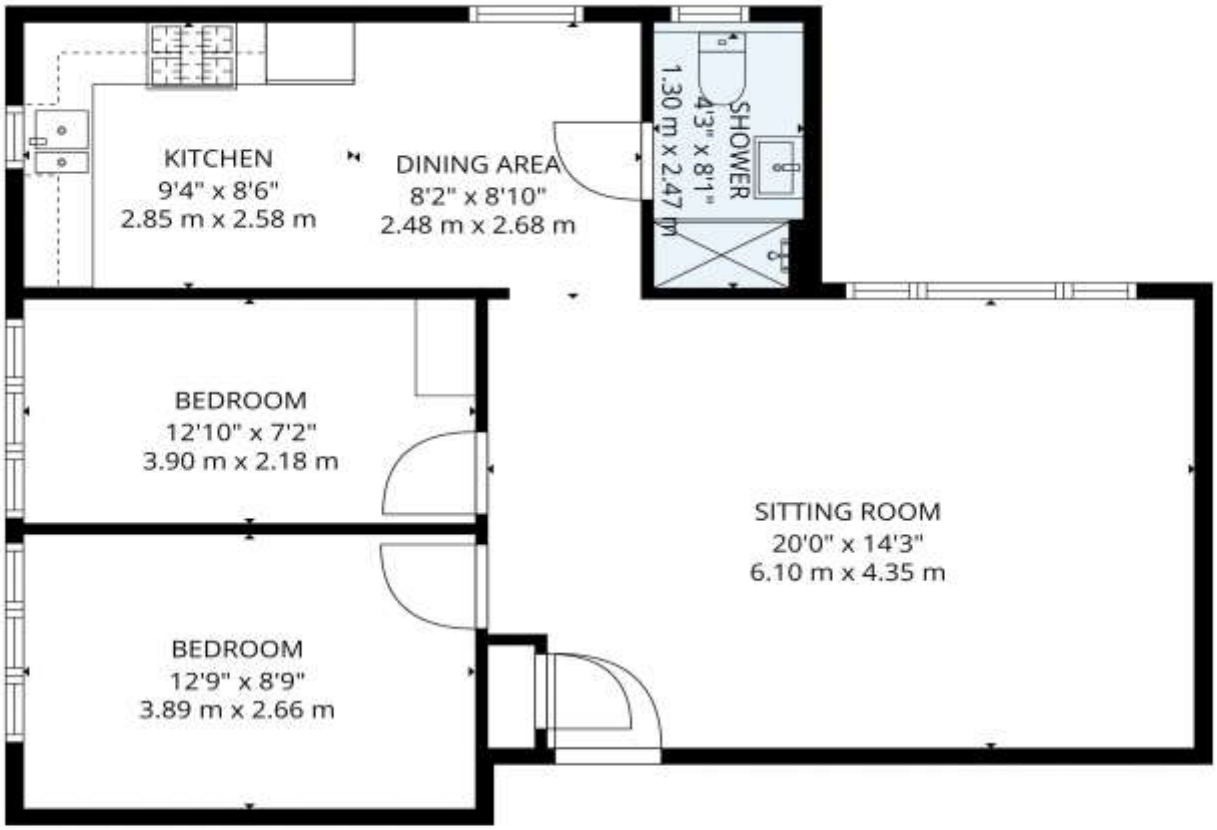




Additional Information:

Council Tax Band: B
EPC Rating: E
Tenure: Freehold

Offers In Excess of £160,000
Freehold




All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

**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 byer 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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The Property Ombudsman