



## 32 Tannery Drive, Bury St. Edmunds, IP33 2SD Offers in excess of £120,000

**\*\* CALLING ALL INVESTORS \*\***

Located in the charming town of Bury St. Edmunds, this apartment on Tannery Drive, sold with a tenant in situ, offers a kitchen diner, two bedrooms and a shower room. The property also benefits from an allocated parking space and use of communal gardens.

The property is situated on a small modern development off Southgate Street and as such is within a reasonable distance with all the facilities of Bury St Edmunds town centre.

Bury St Edmunds is an attractive and historic market town situated in West Suffolk enjoying ever improving communications with the remainder of East Anglia, the South and the Midlands via A14 dual carriageway, providing an unbroken dual carriageway from Felixstowe to M11 at Cambridge. There is a regular commuter rail service from Bury St Edmunds. The town enjoys an excellent range of shopping facilities, Theatre Royal, the Cathedral, local Abbey Gardens, modern Sports and Leisure Centre and numerous facilities to cater for a wide range of general interests.

Call us today to book a viewing.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

966 years remaining on the lease  
 Ground rent: £140 per annum

Maintenance charge: £2217 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

