



Flat 15, Southgate House Rougham Road, Bury St. Edmunds

Guide Price £120,000



THE
M&G
PARTNERSHIP

Flat 15

Southgate House Rougham Road, Bury St. Edmunds

- Well presented first floor apartment
- Purpose built retirement complex
- Attractively landscaped communal gardens
- Hall, fitted kitchen, modern shower room
- Spacious sitting room with balcony
- Double bedroom, electric heating
- Communal gardens & parking.
- CHAIN FREE

A well-presented first floor retirement apartment, forming part of the popular Southgate House development, designed exclusively for those aged 60 and over. Offered for sale with no onward chain, the property provides comfortable, secure and easily maintained accommodation, ideal for anyone seeking independent living or a convenient "lock up and leave" home.

The accommodation is served by electric heating and includes a reception hall, shower room, generous sitting room with patio doors opening onto a balcony, fitted kitchen and a good-sized double bedroom with fitted wardrobe furniture. The apartment enjoys lovely views over the communal gardens, while each room benefits from an emergency pull cord system linked to the on-site manager or, when unavailable, a 24-hour central monitoring service.



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01284 755526

Hall

Sitting Room

15' 7" x 12' 3" (4.75m x 3.73m)

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom

15' 7" x 9' 9" (4.75m x 2.97m)

Shower room

Outside

General Information/Lease

Agents Note - The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: £3361.80 per annum. Ground rent: £60 per annum.

COUNCIL TAX - BAND C

COUNCIL - West Suffolk

SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///spits.letter.officials



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