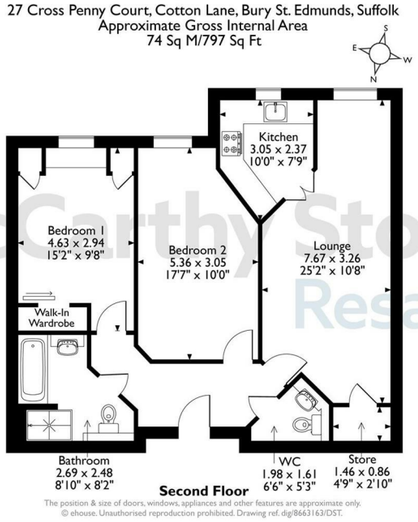
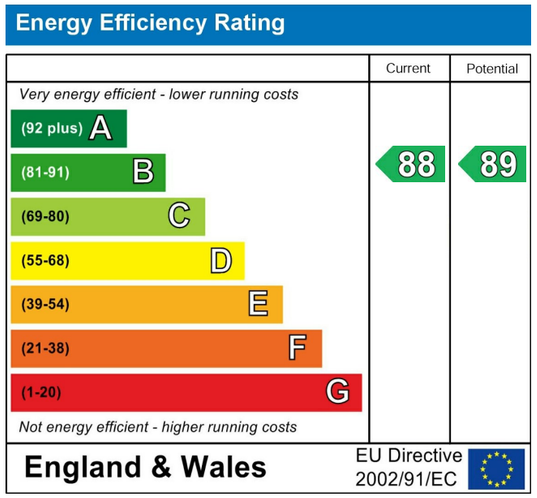
Excellent

Trustpilot

McCarthy & Stone
Resales.

27 Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk
Approximate Gross Internal Area
74 Sq M/797 Sq Ft





27 Cross Penny Court

Cotton Lane, Bury St. Edmunds, IP33 1XY

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 27 Cross Penny Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Views of the communal landscaped gardens
- SOUTH-EAST FACING
- ESTATE MANAGER
- Table service restaurant
- Homeowners lounge - with audio visual equipment
- Guest suite + Function room
- Domestic assistance (1hr included in service charge - additional hours by arrangement
- 24 Hour on-site staffing for peace-of-mind
- Personal care packages available from the on-site CQC registered care agency
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

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Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

27 Cross Penny Court, Bury St. Edmunds

2 | 1 | Asking price £299,950

Summary

Cross Penny Court is an Assisted Living (known as Retirement Living PLUS)development with 57 one and two bedrooms set within the historic town of Bury St Edmunds.
Cross Penny Court is managed by a team of qualified staff, ranging from an Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year, from the qualified reliable and friendly on-site care team you will know and trust. One hour of domestic assistance per week is already included in the service charge, to help with tasks such as household cleaning, changing the beds, as well as running errands, shopping for groceries and posting letters. McCarthy & Stone Assisted Living are also able to offer you Lifestyle Support, so if you fancy a trip to the cinema, an art class, or simply to visit friends - our care team can provide companionship and support, helping you to get out and about.
For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

Local Area

Cross Penny Court is located a short walk away from the town centre, offering an assortment of high street names, independant shops, bars, cafes and restaurants. The major supermarkets are also close by including Tesco, Waitrose, Aldi and Iceland. The town also has markets on Wednesdays and Saturday. There's plenty to do to suit all tastes, Bury St. Edmunds Abbey, Abbey gardens and Cathedral makes an enjoyable day out.

Entrance Hallway

Auto-opening main entrance front door operated by a 'fob', apartment front door has a spy hole and letter box which leads into the entrance. Wall mounted emergency speech module. Ceiling light fitting. Doors leading to the lounge, both bedrooms, bathroom and WC.

Lounge

A generously sized lounge with ample space for dining - ideally in front of the window which provides an outlook of the stupendous communal gardens. Two ceiling light fittings. TV with Sky+ connectivity (subscription fees may apply) and telephone points. Raised electric power points. Double doors opening to separate kitchen. Door to storage unit.

Kitchen

Fully fitted modern kitchen with a range for low and eye level cupboard, drawers and tiled splash back. Stainless steel sink and drainer sits beneath a window with blind. Fitted waist height oven with side opening door, four ringed induction hob with chrome extractor hood. Integrated fridge and freezer. Ceiling and under counter lighting. Tiled floor.

Master Bedroom

Spacious bedroom with window and a built in mirror fronted wardrobe with hanging rail. Ceiling light fitting. TV with Sky+ connectivity (subscription fees may apply) and telephone points. Raised electric power points. Emergency pull cord.

Bedroom Two

Double second bedroom which could be used for dining or a study / hobby room. Ceiling light fitting, raised electric power points and emergency pull cord.

Bathroom

Purpose built large wet room comprising of a level access shower with support rail and curtain, and low level bath with grab rails. WC, vanity unit wash hand basin with mirror above. Non-slip vinyl flooring. Emergency pull-cord.

WC

WC, vanity unit wash hand basin with mirror above. Emergency pull-cord.

Service Charge (breakdown)

• 24/7 staffing onsite
• 1 Hours domestic assistance.
• Subsidised on-site bistro
• Cleaning of communal windows
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £14,669.61 for financial year ending 30/09/2027.

Entitlements Service Check out benefits you may be entitled to.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Lease Information

Ground rent: £510 per annum
Ground rent review: 1st Jan 2029
Lease : 125 years from 1st Jan 2014
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Additional Service

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Gfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage