



Lark Valley Court, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP28 6UQ

MARK · EWIN
BURY ST EDMUNDS

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A spacious top floor apartment enjoying an elevated position overlooking the golf course, situated in the popular village of Fornham St Martin.

The accommodation comprises a fitted kitchen complete with an oven and hob with extractor above, study, a spacious sitting/dining room with doors opening onto an impressive balcony, offering outstanding views across the golf course.

There are two double bedrooms, with the principal bedroom benefiting from en-suite shower room, in addition to a separate bathroom. The property further benefits from the use of well-maintained communal gardens, a communal entrance hall with lobby and staircase, and an allocated leasehold parking space.

Additional Information:

Tenure: Leasehold

Lease Term Remaining: Approximately 120 years

Maintenance Charge: Approximately £1,500 per annum, payable in two half-yearly instalments.

Ground Rent: £100 per annum.

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source: Ofcom)
Broadband: Standard, Superfast & Ultrafast broadband are available via Openreach. (Source: Ofcom)

Mains electricity, water and drainage. Heating is provided via electric radiators. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds heading north along Fornham Road, at the traffic lights turn right onto Tollgate Lane and bear left onto Thetford Road (B1106), continue along this road entering Fornham St Martin, just before the roundabout turn left into Lark Valley Drive. Follow the road to the end where Lark Valley Court can be found.

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:

Entrance Hall 21' 5" x 3' 8" (6.52m x 1.12m)

Study 6' 6" x 12' 9" (1.98m x 3.88m)

Kitchen 9' 3" x 9' 10" (2.82m x 2.99m)

Breakfast Area 6' 5" x 10' 2" (1.95m x 3.10m)

Sitting Room 14' 4" x 16' 10" (4.37m x 5.13m)

Dining Room 13' 4" x 10' 2" (4.06m x 3.10m)

Store 3' 10" x 10' 2" (1.17m x 3.10m)

Bathroom 5' 8" x 6' 4" (1.73m x 1.93m)

Bedroom 9' 7" x 12' 9" (2.92m x 3.88m)

Bedroom 9' 1" x 14' 3" (2.77m x 4.34m)

Ensuite 5' 8" x 6' 2" (1.73m x 1.88m)

Balcony 18' 9" x 52' 4" (5.71m x 15.94m)

Additional Information:

Council Tax Band: E

EPC Rating: D

Tenure: Leasehold

**Offers over £375,000
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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