

MALTINGS WAY BURY ST EDMUNDS, IP32 6EY FOR SALE

- INVESTMENT OPPORTUNITY
- GROSS YIELD 8%+
- WALKING DISTANCE TO TOWN CENTRE
- WALKING DISTANCE TO TRAIN STATION
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- TENANT IN SITU
- EPC B
- COUNCIL TAX BAND B



PRICE
£175,000



Tenanted investment with an 8.2% gross yield!

We are delighted to present this excellent investment opportunity on the popular Maltings Way, offered to the market with a tenant in situ and generating an attractive gross yield of 8.2%.

This well-maintained and fully compliant two-bedroom apartment is presented in fantastic condition throughout. The accommodation comprises two generous double bedrooms, including a principal bedroom with en-suite shower room, a modern open-plan kitchen and living area, and a separate family bathroom.



Externally, the property benefits from allocated off-road parking, adding further appeal for both current and future tenants.

Located in a sought-after residential area, this property represents an ideal addition to an investment portfolio, offering immediate rental income and strong tenant appeal.

LOCATION:

Maltings Way sits just outside the town centre of Bury St Edmunds (15 minute walk), making this property ideal for those looking to enjoy town living or needing to commute further afield.

Bury St Edmunds offers a wide range of educational, recreational, and cultural facilities, including the Arc Shopping Centre, Theatre Royal, and Abbey Gardens.

The town also boasts a train station (7 minute walk) with mainline links to London Liverpool Street (2 hours) Cambridge (38 minutes) and Ipswich (29 minutes) , and the A14 trunk road is within easy access.

ENTRANCE HALLWAY:

The property is accessed via a communal stairwell and opens into an entrance hallway, which provides access to all accommodation. The hallway also benefits from two storage cupboards and an electronic intercom system.

LIVING ROOM

14' 8" x 10' 7" (4.47m x 3.23m):

Open to the kitchen, the light and airy living room has a uPVC window to side aspect and two radiators.

KITCHEN

9' 11" x 9' 6" (3.02m x 2.9m):

The well-appointed kitchen is fitted with a range of wall-mounted and base units set beneath square-edge granite-effect worktops. Features include an inset stainless steel one-and-a-half bowl sink with drainer and mixer tap, an integrated electric oven, and a gas hob with extractor hood above. There is space and plumbing for either a dishwasher or washing machine, together with additional space for a freestanding fridge freezer. A uPVC window to the side aspect provides natural light.

BEDROOM 1

12' 11" x 11' 11" (3.94m x 3.63m):

The double bedroom benefits from fitted wardrobes, a uPVC window to the side aspect, and a radiator. Access to ensuite.

ENSUITE:

Featuring a three-piece white suite comprising a tiled shower cubicle with mains-fed shower, low-level WC, and pedestal wash hand basin. Additional features include a heated towel rail and extractor fan.

Investor information

- Asking price: £175,000
- Current rent: £1,200pcm / £14,400 p/a
- Gross yield: 8.2%
- Service Charge (PA) - £1,162.12
- Ground rent (PA) - £1
- EPC B (valid until 2034)
- Valid EICR
- Valid Landlord gas safety certificate
- Protected deposit
- Life safety inspection passed
- Right to rent checks completed

* All paperwork available upon request



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BEDROOM 2

10' 2" x 8' 8" (3.1m x 2.64m):

The second double bedroom benefits from a built-in wardrobe, a uPVC window to the side aspect, and a radiator.

BATHROOM

6' 11" x 6' 8" (2.11m x 2.03m):

The bathroom is fitted with a three-piece white suite comprising a panelled bath with mains-fed shower over, a low-level WC, and a pedestal wash hand basin. Additional features include an obscure uPVC window to the rear aspect and a heated towel rail.

EXTERNALLY:

Externally, the property benefits from an allocated parking space and access to communal gardens.

SERVICES:

The property features mains water, drainage, electricity and gas. Gas fired central heating.

TENURE:

The property is LEASEHOLD and will be sold with a tenant in situ.

Lease details:

A lease of 999 years was granted on 01/01/2006 with 979 years remaining.

Service Charge (PA) - £1,162.12

Ground rent (PA) - £1

TENANCY DETAILS:

- The current tenancy was granted in August 2026.
- The tenant pays a monthly rent of £1200pcm, which is reflective of current market prices.
- The tenancy was set up in line with all new regulations.
- Tenant is a single occupant, working professional.



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Material information:

 Build

Other floors
Double glazed windows
Brick walls
Other roof
Year built 2008

 Utilities

 Mains gas
 Wind turbines
 Solar panels
Mains fuel type **Mains Gas**
Water **Anglian Water**

 EPC

Valid until 30/07/2034

Efficiency rating (current) **82 B**
Efficiency (potential) **82 B**
Enviro impact (current) **85 B**
Enviro impact (potential) **85 B**

 Council tax

West Suffolk

 Mobile coverage

 EE 
 O2 
 Three 
 Vodafone 

 Broadband availability

 Basic **14mb**
 Superfast **N/A**
 Ultrafast **5500mb**
 Overall **5500mb**

 Flood risk

Rivers and sea
Very low risk for flooding by rivers and sea

Surface water
Very low risk for flooding by surface water