



Flat 20, Lydgate Court Abbots Gate, Bury St. Edmunds

Guide Price £230,000



THE
M&G
PARTNERSHIP

Flat 20

Lydgate Court Abbots Gate, Bury St. Edmunds

- Well presented first floor retirement apartment
- Hall, sitting/dining room, fully fitted kitchen
- Master bedroom with en suite shower room
- Further spacious bedroom, bathroom
- Gas central heating, uPVC sealed unit glazing
- On site manager, communal lounge and gardens
- Redecorated with new carpets throughout
- CHAIN FREE

A superb first floor retirement apartment, forming part of Lydgate Court, a purpose-built development designed exclusively for the over 55s.

Offered for sale with no onward chain, the property has been freshly decorated with brand-new carpets and provides bright, spacious and energy-efficient accommodation with gas-fired central heating and uPVC sealed unit glazing. The sitting room is a generous size with space for dining and a Juliette balcony, while the fitted kitchen includes integrated appliances. There are two good-sized bedrooms, including a principal bedroom with fitted storage, en suite shower room and a further Juliette balcony, plus an additional bathroom.

Residents benefit from secure entry, emergency intercom system, lifts, communal gardens, parking, residents' lounge and library/meeting/games room.



Interested? Call Us On
01284 755526

Entrance Hall**Sitting Room**

15' 3" x 10' 11" (4.65m x 3.33m)

The sitting room is a lovely size and could easily accommodate a dining table and has a glazed door opening to a Juliette balcony.

Kitchen

8' 6" x 7' 5" (2.59m x 2.26m)

The kitchen includes an integrated fridge freezer, double oven, hob, hood and washer/dryer.

Bedroom 1

17' 0" x 8' 5" (5.18m x 2.57m)

The master bedroom, which includes an en suite shower room, has fitted overbed storage, a built-in double wardrobe and French doors opening onto a further Juliette balcony.

En Suite

6' 0" x 5' 8" (1.83m x 1.73m)

Bedroom 2

11' 3" x 8' 3" (3.43m x 2.51m)

Bedroom 2 is also of a good size and includes excellent fitted floor-to-ceiling wardrobes.

Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)



Communal Facilities

Lydgate Court is set in communal gardens with communal parking.

Lease Details The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of around £3555.18 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents lounge, lifts to all floors and security/emergency system.

EPC RATING - B

COUNCIL TAX -BAND C

COUNCIL - West Suffolk

SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile providers are likely



Interested? Call Us On
01284 755526



Interested? Call Us On
01284 755526



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.