



Cross Penny Court, Cotton Lane, Bury St. Edmunds, IP33 1XY

welcome to

Cross Penny Court, Cotton Lane, Bury St. Edmunds

This charming assisted living apartment for those 70+ offers modern comforts with no onward chain for quick transition. Part of a well-maintained complex, it features communal lounges, dining, creative spaces, gardens, parking, and 24/7 staffing. Conveniently near the town centre and Abbey Gardens.

Cross Penny Court

This charming upper floor assisted living apartment offers modern comforts and conveniences, specifically designed for individuals aged 70 and over. With no onward chain, it presents an ideal opportunity for those eager to transition quickly into a new home.

Situated within a well-maintained complex, the apartment provides a variety of communal facilities aimed at enhancing comfort and convenience. Residents can enjoy a spacious communal lounge area, perfect for socialising with fellow residents or relaxing with a good book. A shared dining area allows for communal meal experiences, while on-site laundry facilities offer the ease of managing laundry without leaving the premises.

For visiting friends and family, accommodations are available to ensure guests feel welcome. Residents can also take advantage of a dedicated creative space to engage in arts, crafts, or other hobbies. The beautifully landscaped gardens offer a serene outdoor retreat, and parking is provided for both residents and visitors.

The property is staffed 24/7 to assist with resident needs, ensuring a secure environment and peace of mind. Additionally, a 24/7 emergency helpline is available, providing an extra layer of security and comfort.

The apartment itself boasts a lounge / diner area and a modern, integrated kitchen equipped with essential appliances for easy meal preparation. The double bedroom includes built-in storage and ample space for additional furniture. The bathroom is designed for accessibility, featuring a wet room style shower as well as a separate bath for ultimate comfort.

Conveniently located within walking distance of the town centre, the apartment offers easy access to a variety of shopping, dining, and entertainment options. It is also near

the tranquil Abbey Gardens, an ideal spot for leisurely strolls and enjoying nature. This property represents a unique opportunity to experience comfortable assisted living within a vibrant and supportive community.

Bury St Edmunds

Bury St. Edmunds, located in the county of Suffolk, England, is a historic market town renowned for its rich heritage and picturesque surroundings. The town is steeped in history, dating back to the medieval period, and is named after Saint Edmund, the king of East Anglia.

Bury St. Edmunds is known for its stunning architecture, including the impressive St. Edmunds Cathedral and the striking Abbey Gardens, which stand as a testament to the town's historical significance. The town centre is a charming mix of ancient and modern, with a vibrant market, boutique shops, cafes, and restaurants catering to locals and visitors alike.

In addition to its historical and architectural attractions, Bury St. Edmunds offers a range of cultural activities, including theaters, art galleries, and museums, providing residents and tourists with a diverse array of entertainment options. The town also hosts various events and festivals throughout the year, adding to its vibrant atmosphere.

With its beautiful parks, green spaces, and proximity to the Suffolk countryside, Bury St. Edmunds appeals to nature lovers and outdoor enthusiasts. The town's location provides easy access to the surrounding natural beauty, making it an ideal base for exploring the picturesque landscapes of Suffolk.

Overall, Bury St. Edmunds is a charming town that seamlessly blends history, culture, and natural beauty, making it a delightful place to visit or call home. Its unique charm and vibrant atmosphere continue to attract visitors from near and far, showcasing the best of what Suffolk has to offer.





Entrance Hall

Plastered ceiling with fitted light, external double glazed door to front, internal doors to lounge, storage cupboard, bedroom and bathroom.

Lounge / Diner

Plastered ceiling with fitted light, door to kitchen, double glazed window to side, fireplace and surround, sockets, TV point and carpeted flooring.

Kitchen

Plastered ceiling with fitted light, double glazed window to side, wall and base units with work surfaces and soft close units, integrated fridge freezer and oven, hob with extractor over, sink & drainer, sockets and tiled flooring.

Bedroom One

Plastered ceiling with fitted light, double glazed window to side, fitted double mirrored wardrobe with sliding door, sockets, TV point and carpeted flooring.

Bathroom

Plastered ceiling with fitted light, wet room style shower, separate bath unit, fitted WC, hand wash basin, heated towel rail and slip proof flooring,

External

Gated complex with scenic communal garden and parking available.



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welcome to

Cross Penny Court, Cotton Lane, Bury St. Edmunds

- No Onward Chain
- Over 70s Assisted/Retirement Complex
- Walking Distance To Scenic Town Centre & Abbey Gardens
- Spacious Double Bedroom With Fitted Wardrobe
- Wetroom Style Bathroom

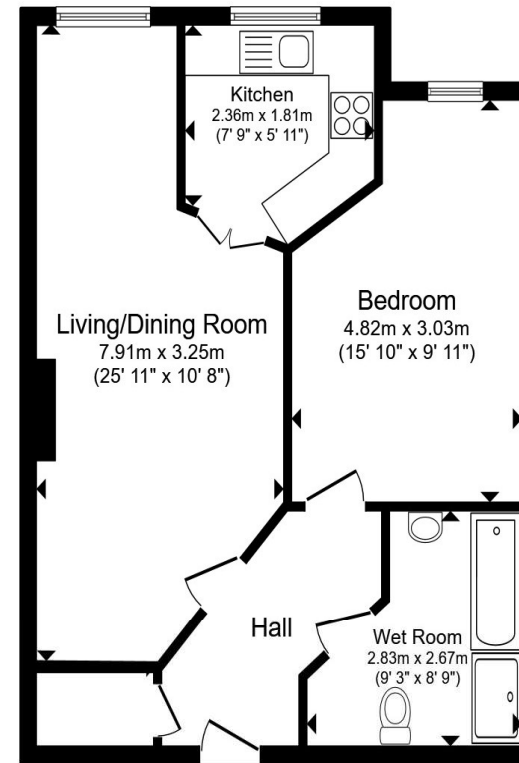
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£177,500



Total floor area 53.3 m² (574 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BGS110806 - 0003

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