



19 Cross Penny Court Cotton Lane, Bury St. Edmunds

Guide Price £160,000



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PARTNERSHIP

# 19 Cross Penny Court Cotton Lane

Bury St. Edmunds

- Superb first floor assisted living apartment
- Designed exclusively for the over 70's
- Conveniently located in the town centre
- Hall, sitting room, fitted kitchen
- Double bedroom, bath/wet room
- Electric underfloor heating, uPVC glazing
- Staff on site 24 hours, 365 days a year
- Restaurant, residents lounge, gardens

A beautifully appointed first floor assisted living apartment, forming part of the highly regarded Cross Penny Court development, purpose built by McCarthy & Stone exclusively for the over 70s.

Located within minutes of Bury St Edmunds town centre and a short stroll from the Abbey Gardens, the property offers independent retirement living with excellent support close at hand.

The apartment provides well-proportioned accommodation in a secure and comfortable setting, while the wider development has the feel of a quality hotel, with 24-hour on-site staffing, a subsidised table-service restaurant, residents' lounge, function/games room, laundry, guest suite, mobility scooter store and attractive communal gardens. One hour of domestic assistance is included within the service charge, with further care available by arrangement.



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### Entrance hall

The entrance hall includes a useful walk-in storage/airing cupboard and doors leading to the main rooms.

### Sitting Room

14' 11" x 12' 6" (4.55m x 3.81m)

The sitting room is generously proportioned and provides ample space for both seating and dining furniture.

### Kitchen

9' 5" x 6' 5" (2.87m x 1.96m)

Double doors open into the kitchen, which is fully fitted with a range of units, worktop surfaces and integrated appliances including a waist-height oven, induction hob, extractor, fridge and freezer.

### Bedroom 1

14' 0" x 9' 1" (4.27m x 2.77m)

The bedroom is a spacious double and includes a mirror-fronted built-in wardrobe

### Bathroom/Wet Room

The bathroom/wet room is particularly large and has been designed with ease of use in mind, including both a level access shower and a low level bath, together with WC and vanity wash basin.

### General Information/Lease

**Lease and Charges** The annual service charge is £10,402.72 for financial year ending 30/09/2026. Note: The Service charge does not cover external costs such as your Council Tax

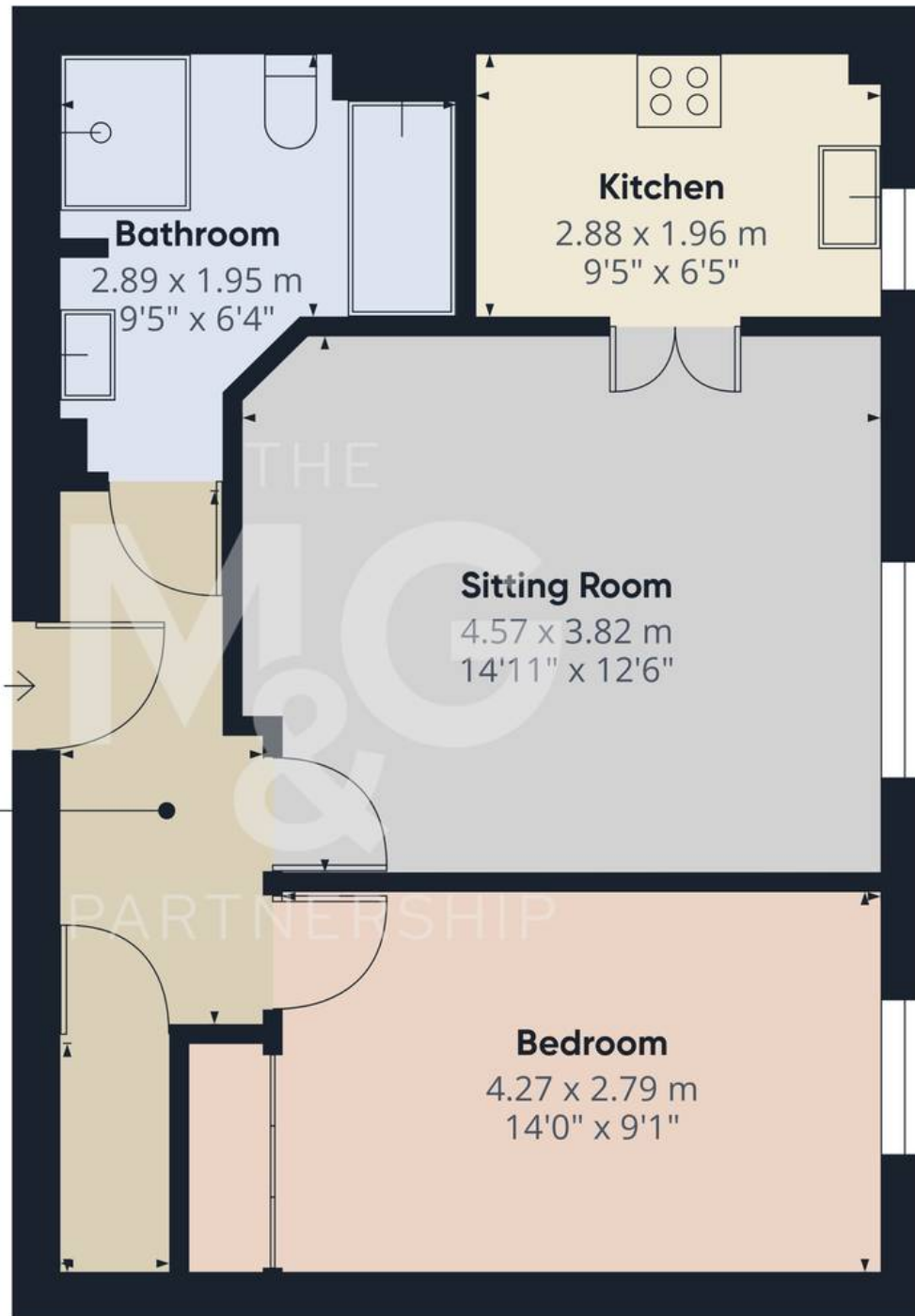
**COUNCIL TAX** -BAND B. **ENERGY PERFORMANCE RATING** - C.  
**COUNCIL** - West Suffolk

**SERVICES** - Mains water, electricity and drainage.

**BROADBAND** -Superfast is available. **MOBILE** - All mobile providers are likely.



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