



Flat 7, Southgate House Rougham Road, Bury St. Edmunds

Guide Price £150,000

THE
M&G
PARTNERSHIP



Flat 7

Southgate House Rougham Road, Bury St.
Edmunds

- First-floor retirement apartment
- Set in beautiful communal gardens
- On-site warden assistance
- Hall, spacious sitting room
- Fitted kitchen with integrated appliances
- Two good-sized bedrooms
- Stylish refitted shower room

A spacious and exceptionally well-appointed first floor retirement apartment, occupying a pleasant position with lovely views over the landscaped communal gardens.

Offered for sale with no onward chain and designed specifically for those aged 60 and over, the property provides comfortable, secure and beautifully presented accommodation, ideal for anyone looking to downsize without compromising on quality. The apartment includes a spacious hallway with airing cupboard and further storage, a generous sitting room with space for dining and patio doors opening onto a balcony, two good-sized bedrooms and a stylish refitted shower room. The kitchen has been refitted to a high specification and includes a range of integrated NEFF appliances, including oven, hob, microwave, fridge/freezer, washing machine and dishwasher.

Further benefits include sealed unit glazing, Economy 7 electric heating and luxury wood-effect vinyl tiled flooring.



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Entrance Hall

13' 2" x 5' 5" (4.01m x 1.65m)

Sitting Room

15' 7" x 11' 9" (4.75m x 3.58m)

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.66m)

Bedroom 2

9' 7" x 8' 0" (2.92m x 2.44m)

Shower Room

7' 10" x 6' 3" (2.39m x 1.91m)

General Information/Lease

Each room within the apartment has an emergency pull cord system to alert the on-site manager if required. During times when the Manager is not on-site, the alarm is sent through to a central monitoring system which is available 24 hours a day, 365 days a year.

As previously mentioned, the property is set in communal gardens, which include a number of mature trees and extensive lawns. There is ample parking for both residents and their guests. In addition, the development includes a communal lounge and conservatory for the use of all residents.

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.



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