



DENHAM CLOSE

BURY ST. EDMUNDS, IP33 3XT

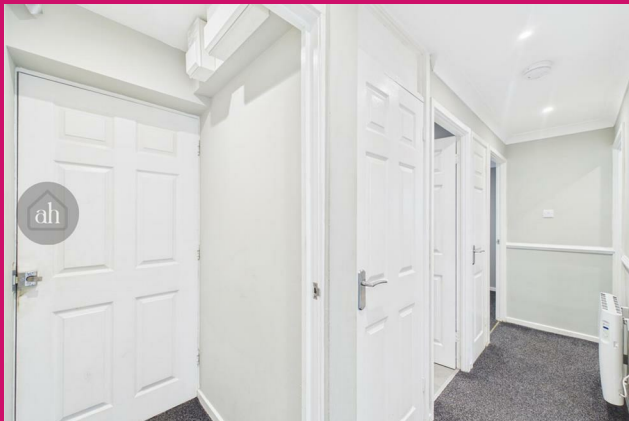
£180,000
LEASEHOLD

Well presented 2 bedroom Ground Floor Apartment located on Denham Close in the picturesque town of Bury St. Edmunds. This delightful property offers a comfortable living space, perfect for first time buyers or investors. The flat features a well-proportioned reception room and two ample size bedrooms, modern bathroom and fully fitted kitchen. Situated in a desirable location, walking distance to town centre with nearby amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links for those commuting.

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DENHAM CLOSE

- No Onward Chain & Close To The Town Centre
- Well Presented Two Bedroom Groundfloor Flat
- Well Appointed Kitchen
- Electric Heating
- Spacious Sitting Room
- Allocated Parking Space
- Two Good Sized Bedrooms
- Close To Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Communal Entrance

Access to front. Door leading to the apartment.

Entrance Porch

Front door.

Inner Hallway

Cupboard housing hot water tank. Storage cupboard with shelving. Intercom. Electric radiator.

Sitting Room

Well-proportioned room with window to front. Electric radiator.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Integrated oven with hob and extractor hood over. Space for kitchen appliances. Window to side. Electric radiator.

Bedroom 1

Double room with sliding built in double wardrobe. Intercom phone. Window to rear. Electric radiator.

Bedroom 2

Window to rear. Electric radiator.

Shower Room

WC and pedestal wash basin. Double shower cubicle with rainfall shower. Mirrored cabinet. Heated towel rail.

Outside

Communal grounds laid to lawn. Bike and bin storage.

Parking

Allocated parking to the rear.

Agent's Note

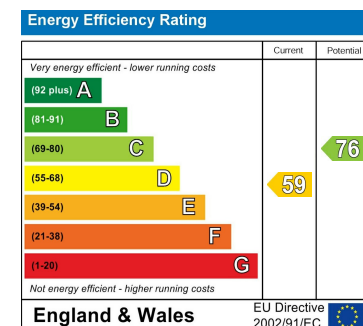
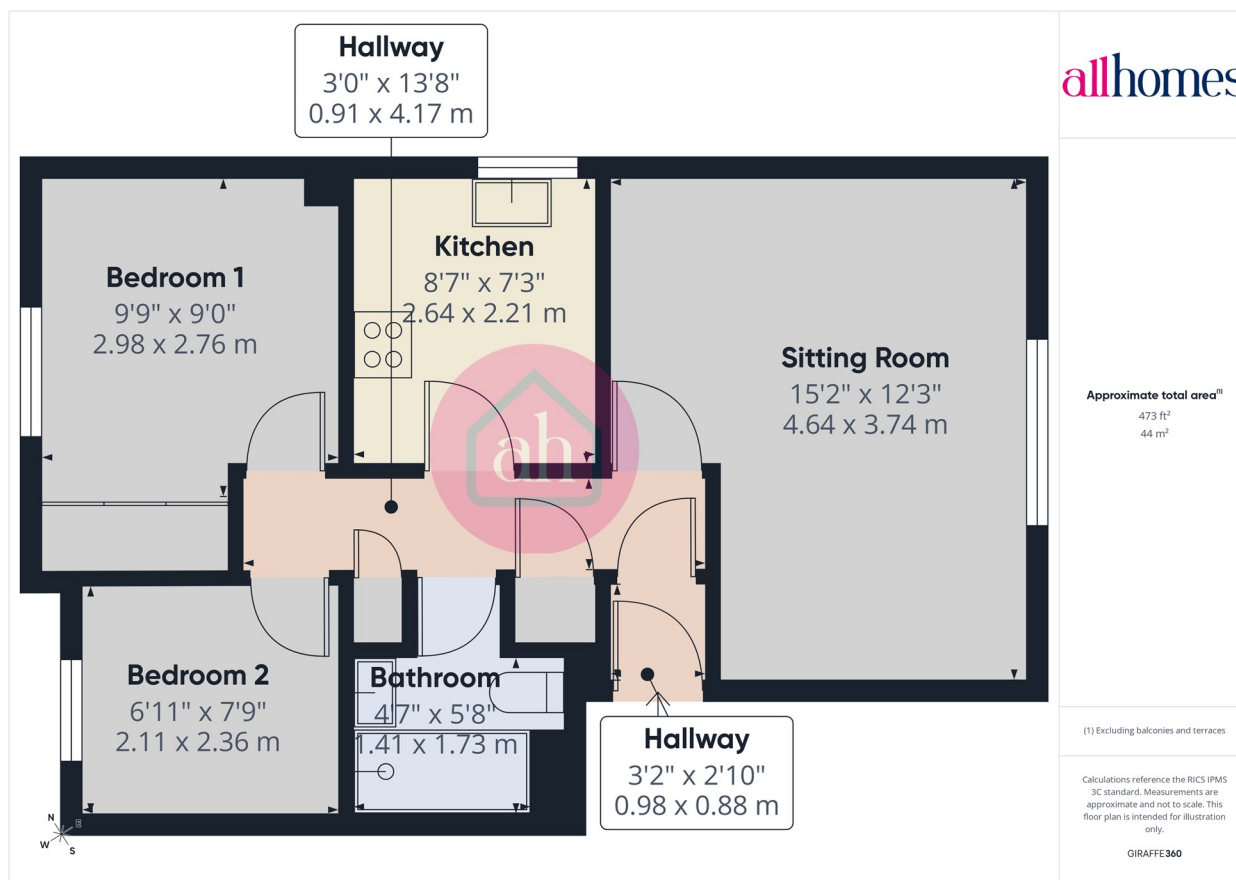
Current service charge is £1606.73 a year and the ground rent is to be confirmed.

Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

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EPC Rating: D Council Tax Band: B

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