



St Edmunds Apartments, Lower Baxter Street, Bury St. Edmunds IP33 1EF

**MARK EWIN**  
BURY ST EDMUNDS

A well-presented, three-bedroom, third-floor apartment located in a quiet spot overlooking the rooftops over Bury St Edmunds and conveniently situated a stone's throw away from the Town Centre, local shops, facilities and the Abbey Gardens.

The accommodation offers an entrance hall with a large storage cupboard, spacious sitting room, modern and open-plan kitchen/dining room and a Balcony overlooking the rooftops. The balcony provides access to the sitting room, second bedroom and a storage cupboard. The kitchen offers an attractive range of wall and base level units and features a kitchen island. The kitchen further benefits from built-in appliances to include an oven, hob, dishwasher and fridge-freezer. From the hallway, three double bedrooms can be found, the principal offers an ensuite shower room, and the second bedroom is currently used as a snug. The main bathroom completes the accommodation on offer.

The apartment also benefits from loft storage accessed via a pull-down ladder and a communal hallway leading to the apartment along with a lift, a remote door entry system and rear access to the bin store and secure parking area. Parking is offered via an undercover allocated space with a security entry and EV charging point.

Agents note: This property is situated in a conservation area and there is a planning application for a part conversion to five apartments on the street behind this property. More information can be found under reference DC/24/1401/VAR or DC/23/0755/FUL on the West Suffolk Planning Portal.

#### Additional Information

Tenure: Leasehold

Lease Term: 999 years from 14 December 2001. (974 years remaining) Service Charge: £3593.10 per annum. (charged bi-annually)

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

From Bury St Edmunds Buttermarket turn left into Abbeygate Street. Turn left again into Lower Baxter Street where the property can be found.

#### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

## Accommodation:

Entrance Hall 6' 3" x 8' 7" (1.91m x 2.62m)

Hallway 9' 11" x 19' 2" (3.03m x 5.83m)

Sitting Room 20' 7" x 20' 6" (6.27m x 6.26m)

Kitchen 14' 8" x 10' 6" (4.48m x 3.20m)

Dining Area 13' 4" x 8' 9" (4.07m x 2.67m)

Snug 9' 5" x 12' 11" (2.87m x 3.94m)

Bedroom 14' 9" x 15' 1" (4.50m x 4.61m)

Ensuite 8' 4" x 8' 4" (2.53m x 2.53m)

Bedroom 14' 8" x 8' 2" (4.48m x 2.50m)

Bathroom 6' 5" x 8' 4" (1.95m x 2.55m)

Balcony 8' 4" x 12' 6" (2.53m x 3.82m)



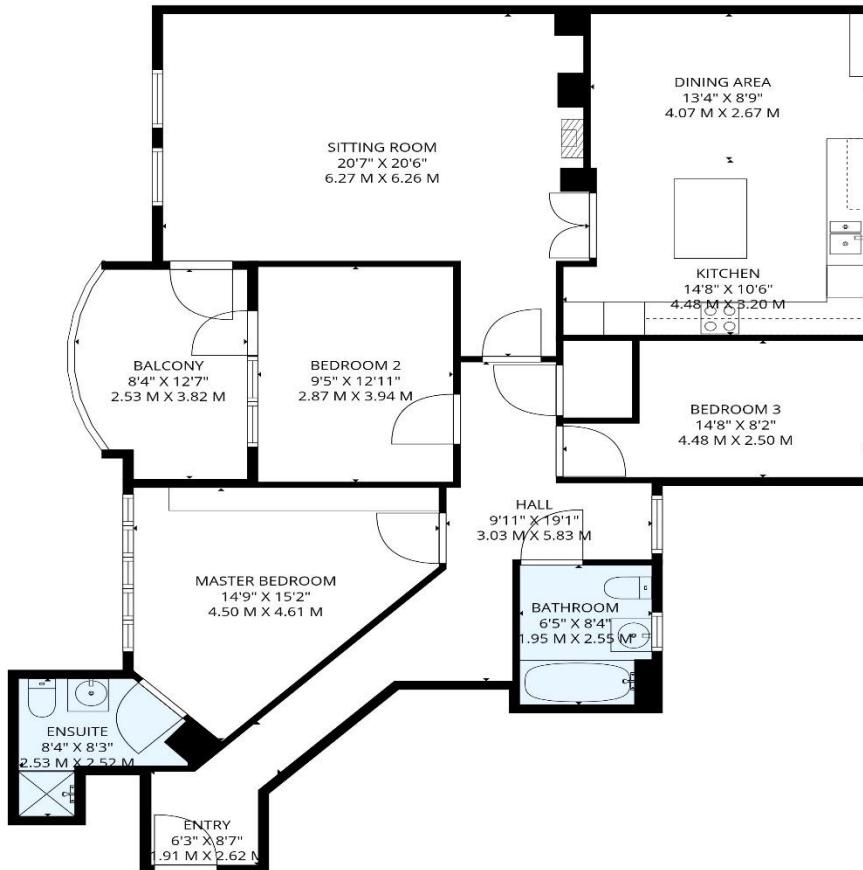
## Additional Information:

Council Tax Band: E

EPC Rating: D

Tenure: Leasehold

Offers Over £500,000  
Leasehold



**TOTAL: 1316 sq. ft, 122 m2**

1st floor: 1316 sq. ft, 122 m2

EXCLUDED AREAS: BALCONY: 95 sq. ft, 9 m2, WALLS: 103 sq. ft, 10 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpl.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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