



Flat 35, Lydgate Court Abbots Gate, Bury St. Edmunds

Guide Price £185,000

THE
M&G
PARTNERSHIP



Flat 35

Lydgate Court Abbots Gate, Bury St. Edmunds

- Superb 2nd floor retirement apartment
- Hall, sitting room, fitted kitchen
- 2 Good sized bedrooms
- Gas central heating,
- upvc sealed unit glazing
- Residents lounge
- NO UPWARD CHAIN
- Communal gardens

An attractively presented second floor apartment, forming part of Lydgate Court, a purpose-built development designed exclusively for the over 55s.

Offered for sale with no upward chain, the property provides light, comfortable and easily maintained accommodation, ideal for those looking to retire in style while retaining independence. The apartment is in excellent decorative order, with neutral carpets, uPVC sealed unit glazing and gas-fired central heating.

The accommodation includes an entrance hall, spacious sitting/dining room, fitted kitchen with integrated appliances, two good-sized bedrooms and a modern bathroom. Residents benefit from lifts to all floors, attractive communal gardens, ample parking, a residents' lounge, library/meeting room and an intercom/emergency system linked to a 24-hour monitoring station.



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Entrance Hall

Sitting Room

16' 5" x 12' 0" (5.00m x 3.66m)

Kitchen

10' 0" x 6' 4" (3.05m x 1.93m)

Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)

Bedroom 1

13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom 2

12' 5" x 6' 11" (3.78m x 2.11m)

General Information

Lease Details The property has a 299 year lease running from 2009. There is an annual Ground Rent of £253.90 pa and a Service Charge of around £3566 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents lounge, lifts to all floors and security/emergency system.

Council Tax Band C. COUNCIL - West Suffolk SERVICES - All main services connected BROADBAND - Ofcom states Ultrafast broadband is available Mobile - Ofcom states all mobile phone providers are likely.

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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