





19 THE GRANARY

BURY ST. EDMUNDS, IP30 9HB

£925 PER MONTH

This well presented top-floor apartment offers contemporary living in the heart of the sought-after village of Elmswell, just moments from local amenities and excellent transport links. The interior features a spacious entrance hall leading to a light-filled, well-proportioned sitting/dining room and a stylish newly fitted kitchen. A generous double bedroom and a sleek modern bathroom complete the accommodation. The property also benefits from allocated off-road parking alongside dedicated visitor spaces. Ideally suited for first-time buyers, downsizers, or, investors. Viewing is highly recommended to fully appreciate the space.

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• Top Floor Flat In Elmswell • Recently Fitted Kitchen & Bathroom • Allocated Parking • Gas Fired Central Heating • Double Bedroom • Close To Local Amenities & Transport Links • Well Presented Throughout • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





Communal Entrance

Stairs to first and second floor

Outer Personal Door

Cupboard housing gas boiler adjacent to the front door.

Enterance Hall

Spacious entrance hall with an entry intercom system. Fitted storage. Window to side.

Sitting/Dining Room

Well-proportioned room with dual aspect sky lights to front and rear. Radiator.

Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven, hob and extractor hood over. Space for a washing machine. Dual aspect sky lights. Radiator.

Bedroom

Double room with sky lights to rear and side. Radiator.

Bathroom

Stylish suite, WC and wash basin. Bath fully tiled with rainfall shower head over and handheld shower head. Shower screen. Sky light to rear and heated towel rail.

Parking

Allocated parking and visitors parking.

Agent's Notes

There is 976 years remaining on the lease. The current ground rent is £25 per annum and the service charge is £61 per month. The service charge covers the buildings insurance and the cleaning and electricity for the communal areas.

Disclaimer

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purchasers are advised to verify the information to their satisfaction through inspection or other means.

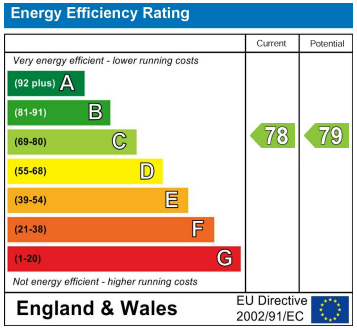
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EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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