

7 St. Andrews Court, St. Andrews Street South - Offers In Excess Of  
£175,000  
Bury St. Edmunds IP33 3PG

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Estate & Letting Agents



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## Features

- IDEAL FOR FIRST TIME OR INVESTMENT PURCHASE
- WITHIN WALKING DISTANCE OF TOWN CENTRE
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT INTERNALLY
- EPC RATING C
- POPULAR AND CONVENIENT RESIDENTIAL DEVELOPMENT
- WELL-PROPORTIONED ACCOMMODATION
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- VIEWINGS HIGHLY RECOMMENDED

## The Property

This charming apartment is located in the heart of Bury St. Edmunds just off St Andrews Street South. The apartment is well presented and offers a comfortable living space of 614 square feet, making it an ideal choice for first-time buyers or those seeking an investment opportunity.

The apartment features a spacious reception room that provides an inviting atmosphere, perfect for relaxing or entertaining guests. With two generously sized bedrooms, there is ample space for rest and privacy, catering to both individuals and small families alike. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its allocated parking space, a valuable asset in this bustling town. Additionally, the apartment is within walking distance to the vibrant town centre of Bury St. Edmunds, where you can enjoy a variety of shops, restaurants, and local amenities.

This property is not only well-presented throughout but also offers a fantastic opportunity to embrace the charm and convenience of town living. Whether you are looking to make your first step onto the property ladder or seeking a reliable investment, this apartment at St. Andrews Court is certainly worth considering. Don't miss the chance to make this delightful space your new home.

**AGENTS NOTE:** Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

44.2 sq.m. (476 sq.ft.) approx.

