



**YEW TREE COURT  
BURY ST EDMUNDS, IP33  
FOR SALE**

- CHAIN FREE
- CLOSE TO TOWN CENTRE
- CLOSE TO HOSPITAL
- TWO DOUBLE BEDROOMS
- REDECORATED THROUGHOUT
- SHARE OF FREEHOLD
- LONG LEASE
- READY TO OCCUPY
- ALLOCATED PARKING



**PRICE**  
**OIEO £168,000**



GD Estates are delighted to present this beautifully presented, chain-free two-bedroom first-floor apartment, located in the highly sought-after Yew Tree Court, Bury St Edmunds.

Ideally situated within easy reach of both the town centre and the hospital, this recently redecorated property offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

The well-proportioned internal accommodation comprises two double bedrooms, a modern fitted kitchen, a stylish bathroom, and a bright, spacious living room filled with natural light.

Externally, the property benefits from allocated parking and well-maintained communal gardens.

This attractive apartment is offered to the market in excellent condition and with no onward chain, making it ready for immediate occupation.



## LOCATION:

This property is situated on Yew Tree Court, just off of the sought-after Vinery Road in Bury St Edmunds, offering convenient access to local amenities while being just a short distance from the town centre and West Suffolk Hospital.

Bury St Edmunds provides a wealth of educational, recreational, and cultural attractions, including the Arc Shopping Centre, Theatre Royal, and Abbey Gardens.

The town benefits from a train station with direct links to London Liverpool Street and easy access to the A14, connecting to Ipswich, Cambridge, and London via the M11.

## ENTRANCE HALLWAY:

The property is accessed via a well-maintained communal entrance hallway with stairwell leading to the apartment's private front door. Upon entering, you are welcomed into a spacious L-shaped hallway, providing access to all living accommodation. The hallway also features a storage cupboard, a radiator, and a loft hatch.

## LIVING ROOM:

A dual aspect, light and airy living room with uPVC windows to the rear and side. There is ample space for both a living room suite and a dining table and chairs. Two radiators.

## KITCHEN:

A modern, well-equipped kitchen boasting a range of wall-mounted and base cabinets set beneath square-edged wood-effect worktops with complementary tiled splashbacks. There is an inset stainless steel sink with drainer and mixer tap over, along with an integrated electric oven and hob with extractor fan above. The kitchen also offers space and plumbing for a dishwasher or washing machine, as well as space for a fridge-freezer. A uPVC window overlooks the rear aspect.

## BEDROOM 1:

A spacious double bedroom featuring built-in wardrobes with sliding doors, uPVC windows to both the side and rear aspects, and one radiator.

## BEDROOM 2:

A second double bedroom with uPVC windows to the front and side aspects, and one radiator.

## BATHROOM:

Boasting a modern three-piece white suite comprising a panelled bath with shower screen and mains shower over, a low-level WC, and a pedestal wash hand basin. The room also benefits from an extractor fan and a heated towel rail.



## EXTERNALLY:

Externally the property offers one allocated parking space, as well as visitor parking.

## SERVICES:

The property offers mains gas, water, drainage and electricity. Gas fired central heating (Valiant combination boiler installed 2023 with 10 year warranty).

## TENURE:

The property is LEASEHOLD, with a share of the Freehold, chain free and to be sold with vacant possession.

Lease information:

- 999 year lease granted in 2012 (985 years remaining)
- Annual service charge of £1290
- No ground rent.



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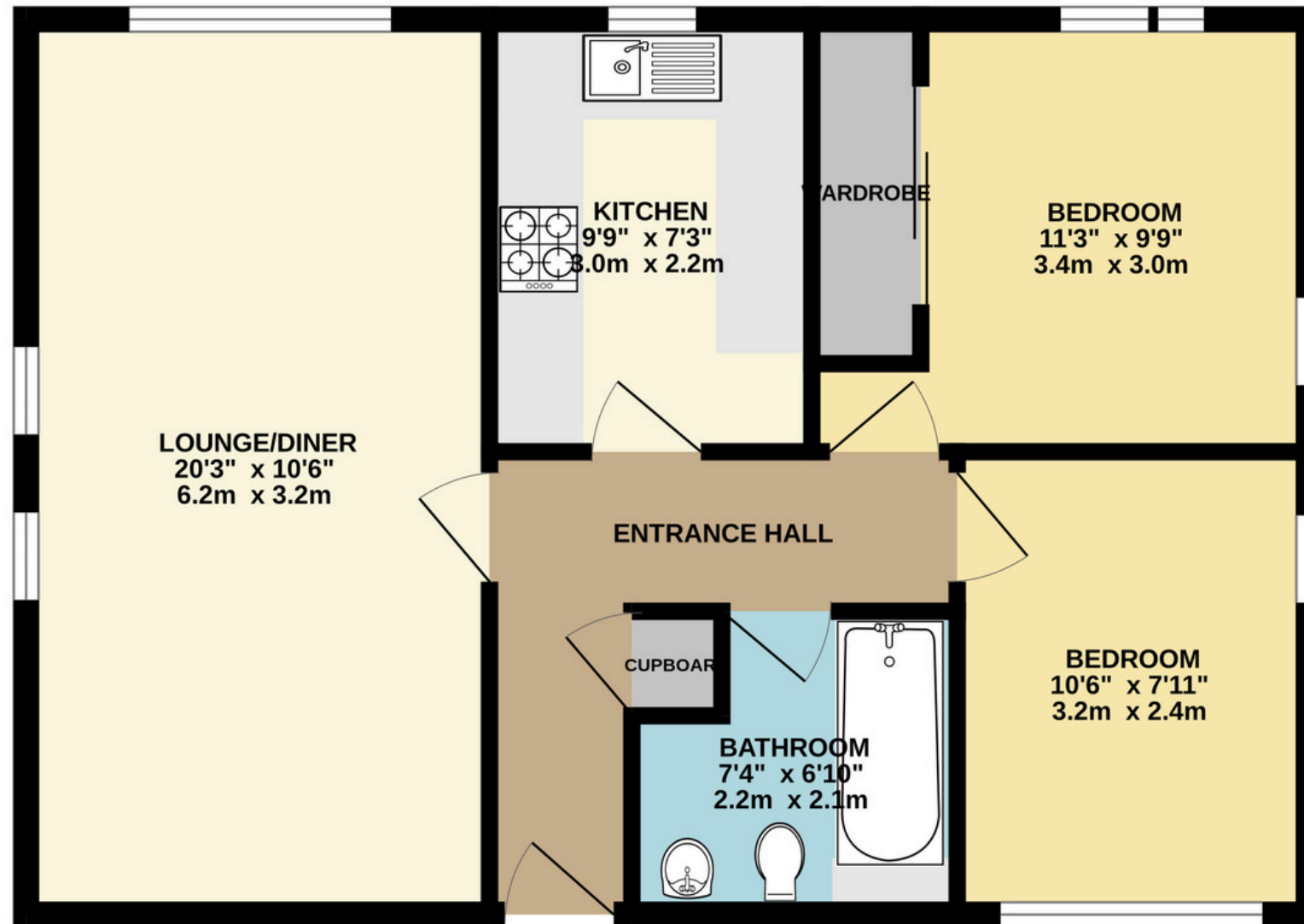


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14, The Traverse, Bury St Edmunds, IP33 1BJ

586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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