

THE
**Mortimer
& Gausden**
PARTNERSHIP

75 Harland Court Station Hill,
Bury St. Edmunds, IP32 6AF

Guide Price
£260,000

M&G
PARTNERSHIP

Unique & Biggest Apartment Within The Development!

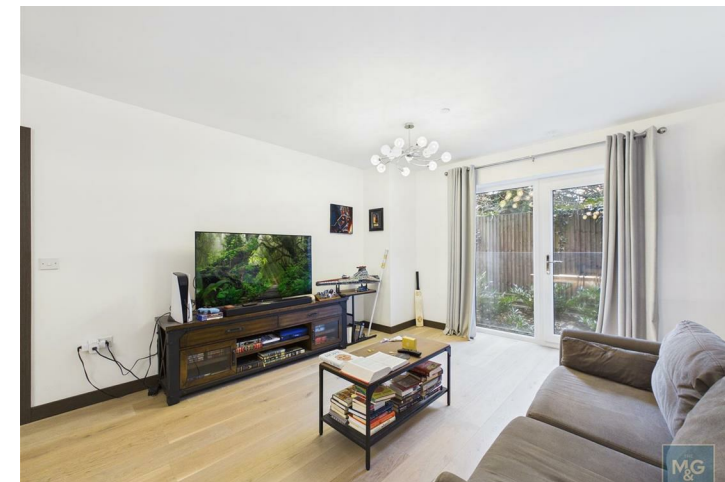
***LARGEST IN DEVELOPMENT & EX-SHOWHOME,
OFFERING 1,011 SQ.FT PLUS ADDITIONAL
CLOAKROOM & TWO EN-SUITES* MUST VIEW!**

The apartments appeal to a broad spectrum of purchasers, including commuters, first-time buyers, downsizers, and investors alike, with the added benefit of an attractive gross yield of over 6%. (Current rent £1,400pcm, but would achieve £1,500pcm)

Bury St Edmunds continues to enjoy increasing demand, combining strong employment prospects with an appealing lifestyle offering. The historic market town provides an extensive selection of independent retailers and well-known brands, alongside pubs, restaurants, cafés, supermarkets, and excellent health and educational facilities, all of which underpin its sustained popularity.

The development benefits from secure gated access, allocated parking with communal areas professionally managed by Rosetree Estates, including lift maintenance.

- Largest Apartment In The Development
- Allocated Parking With Secure Gated Access
- Two Bathrooms Plus Seperate Cloakroom
- Principal Bedroom With Walk-In Wardrobe
- High Specification Finish Throughout
- Fantastic For A Range Of Buyers
- Superb Location
- NO ONWARD CHAIN



Upon arrival to the development, you are greeted by allocated parking. The communal entrance is operated by a secure electronic fob system, which also provides entry to the bin store and bike store.

The apartment comprises:

A large open plan kitchen-living-diner with Juliette balcony door. The contemporary kitchen is fully equipped with integrated appliances, including oven, hob, extractor fan, fridge/freezer and dishwasher, complemented by stylish karndean flooring. Additional luxuries include: boiling hot water tap and filtered drinking water. Unlike all other apartments in this development, this property is unique in supporting an additional cloakroom, fitted with wc, basin, storage and an integrated washer-dryer.

The lounge-dining space provides a wonderful hosting area, and is also fitted with the clean-air ventilation system.

Bedroom one is a large double room, complete with en-suite, supporting a walk-in double shower with digital controls, basin, wc and storage. The backlight, anti-condensating mirror and heated towel rail provide the finishing touches. To the rear of the bedroom, you find a walk-in wardrobe, fitted with a choice of rails, but this space could also be utilised as an office.

Bedroom two is also a large double room, complete with en-suite which supports a wc, basin, bath with handheld shower attachment, alongside the backlight, anti-condensating mirror and heated towel rail.

Agent Notes:

EPC Rating - B

Council Tax - C (West Suffolk)

All mains services connected

What3Words: ///emperor.successor.cackling

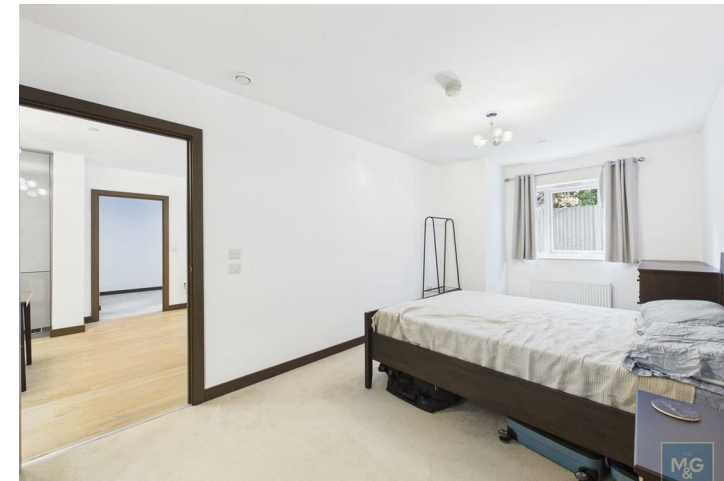
Lease: 125 year lease from 01.01.2019 (117 Remaining)

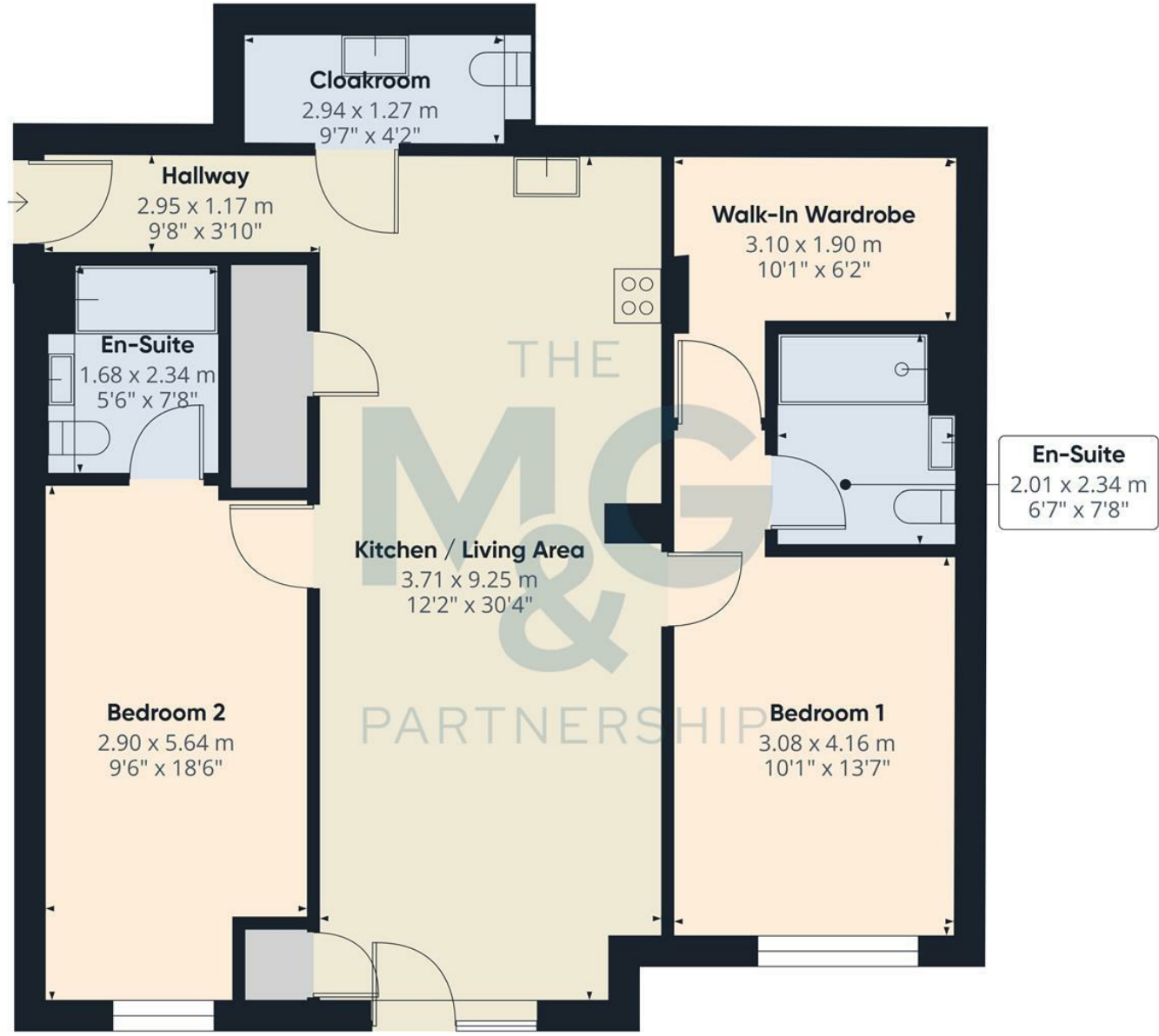
Service Charge: £600 (Biannually)

Ground Rent: £125 p/a

Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all 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. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.
The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526