



Forum Court, Bury St Edmunds, Suffolk, IP32 6BP

**MARK · EWIN**  
BURY ST EDMUNDS

## Forum Court, Bury St Edmunds, Suffolk, IP32 6BP

A One-bedroom, second floor, apartment within easy reach of the Train Station and Town Centre.

The accommodation offers an entrance hall, open-plan sitting room/kitchen, one bedroom and a bathroom. Parking is offered via a communal car park.

Tenure: Leasehold

Lease Term: 200 years from 25 September 2006 (180 years remaining)

Service Charge: £2150 per annum

Ground Rent: £150 per annum.

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via electric heaters.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving the town centre via St Johns Street, proceed into Ipswich Street and straight over the next roundabout onto Station Hill, Forum Court will be located on your right hand side.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

**Accommodation:**

Hallway 3' 3" x 12' 0" (0.98m x 3.65m)

Sitting Room 11' 0" x 11' 5" (3.35m x 3.48m)

Kitchen 7' 1" x 11' 5" (2.16m x 3.48m)

Bedroom 14' 7" x 11' 11" (4.44m x 3.64m)

Bathroom 6' 1" x 5' 7" (1.86m x 1.71m)



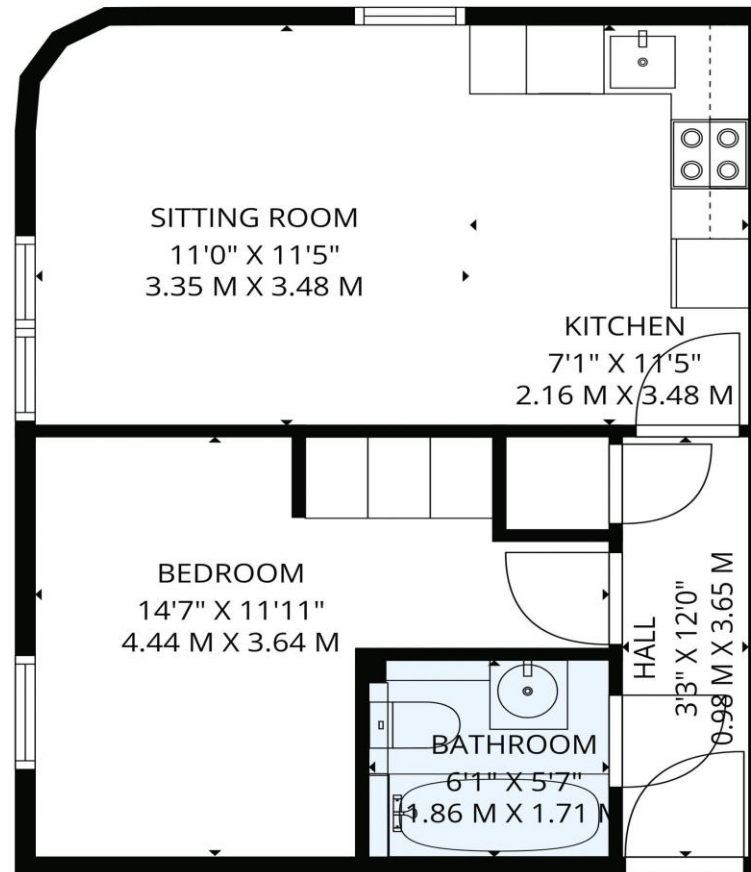
**Additional Information:**

Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

**Guide Price £150,000**  
**Leasehold**



All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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