



33 Lacy Court Risbygate Street, Bury St. Edmunds
£200,000



THE
M&G
PARTNERSHIP

33 Lacy Court Risbygate Street

Bury St. Edmunds

- Well located retirement apartment
- Situated close to the town centre
- Hall with storage, shower room
- Spacious living room, kitchen
- 2 Good sized bedrooms
- uPVC glazing, electric heating
- Residents lounge, on site manager
- Lovely communal gardens and parking

A spacious and well-appointed 2 bedroom first floor retirement apartment, forming part of the friendly and well-regarded Lacy Court development on Risbygate Street, within easy reach of all town centre amenities.

Larger than many retirement apartments, the property offers a generous reception hall, well-proportioned living room with Juliette balcony, fitted kitchen, shower room and two good-sized bedrooms, giving valuable flexibility for guests, dining space or a home office.

The apartment is conveniently positioned close to the lift, making access particularly easy. Residents benefit from an on-site manager, 24-hour care line, pull cords in every room, communal lounge, laundry, scooter charging, guest suite, maintained gardens and parking, offering secure and comfortable retirement living with complete peace of mind.



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Hallway

14' 0" x 3' 1" (4.27m x 0.93m)

Living Room

17' 7" x 8' 10" (5.35m x 2.69m)

Kitchen

8' 11" x 5' 7" (2.72m x 1.70m)

Bedroom 1

15' 6" x 8' 1" (4.73m x 2.47m)

Bedroom 2

11' 1" x 8' 7" (3.38m x 2.62m)

Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)

Outside

The property is set in communal gardens with parking,

General Information

Communal services include: Lifts to all floors, residents house manager, 24 hour care line, pull cords in every room, a communal lounge and kitchen, a laundry room and scooter charging/parking.

Lacy Court residents must meet a minimum age criteria. A single occupant must be 60 or over and a couple must comprise one partner 60 or over with the second partner being at least 55 years of age. The lease length is 125 years from 2003. The service charge is approximately £2,785.85 for 6 months and a ground rent of £212.50 for 6 months.

COUNCIL TAX BAND - C

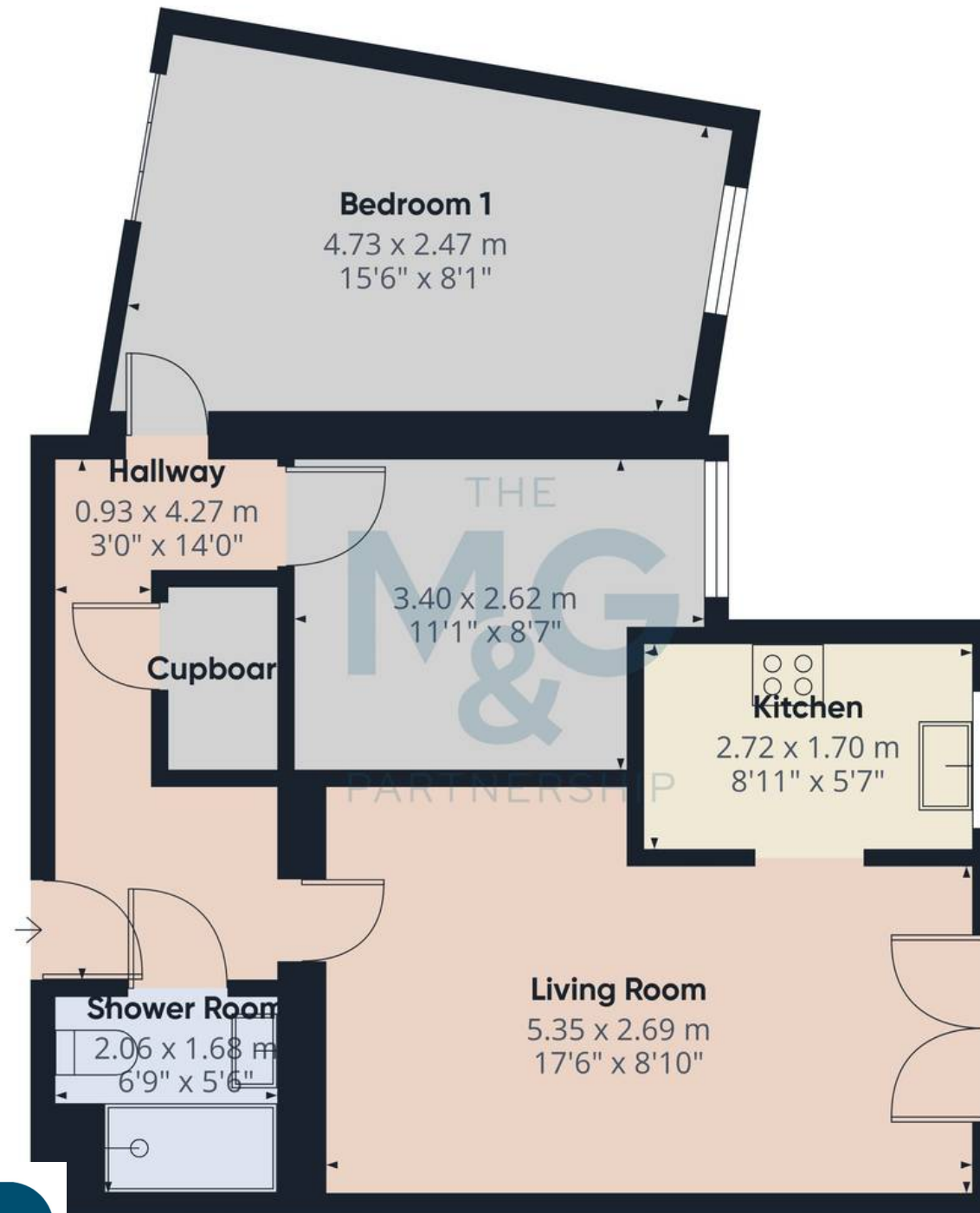
ENERGY PERFORMANCE CERTIFICATE - C

BROADBAND - Ofcom states ultrafast broadband is available.

MOBILE - Ofcom states EE, Three & O2 are likely. Vodafone is limited



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