



6 Lacy Court Risbygate Street, Bury St. Edmunds

Guide Price £130,000

THE
M&G
PARTNERSHIP



6 Lacy Court Risbygate Street

Bury St. Edmunds

- Well presented retirement apartment
- Spacious sitting/dining room, fitted kitchen
- uPVC sealed unit glazing, electric heating
- Communal gardens, residents lounge
- Laundry room, on site manager
- Mobility scooter charging points
- NO UPWARD CHAIN

A lovely garden-level retirement apartment, forming part of the highly regarded Lacy Court development on Risbygate Street, just a short walk from Bury St Edmunds town centre.

Designed exclusively for the over 60s, the property offers comfortable, secure and low-maintenance living, ideal for anyone wanting independence with complete peace of mind. The generous sitting/dining room opens directly onto the communal gardens, creating a particularly pleasant outlook and easy access outside, while the fitted kitchen, spacious bedroom with built-in wardrobes and updated shower room provide practical, well-presented accommodation. Recent improvements include Fischer thermostatically controlled electric heating and a newer hot water boiler.

Residents enjoy an on-site manager, 24-hour care line, communal lounge, laundry, guest suite, maintained gardens and parking.



Interested? Call Us On
01284 755526

Hall

8' 2" x 6' 9" (2.49m x 2.06m)

Living Room

17' 4" x 8' 7" (5.28m x 2.62m)

Kitchen

8' 10" x 5' 8" (2.69m x 1.73m)

Bedroom

15' 3" x 8' 6" (4.65m x 2.59m)

Bathroom

5' 7" x 5' 7" (1.70m x 1.70m)

Communal Lounge

Outside

Lease details

There is a 125-year lease running from 2003. There is a service charge and ground rent both charged bi-annually. The current figures are as follows: service charge paid April 2026 £1978.26 and ground rent of £182.50

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - C

COUNCIL - West Suffolk

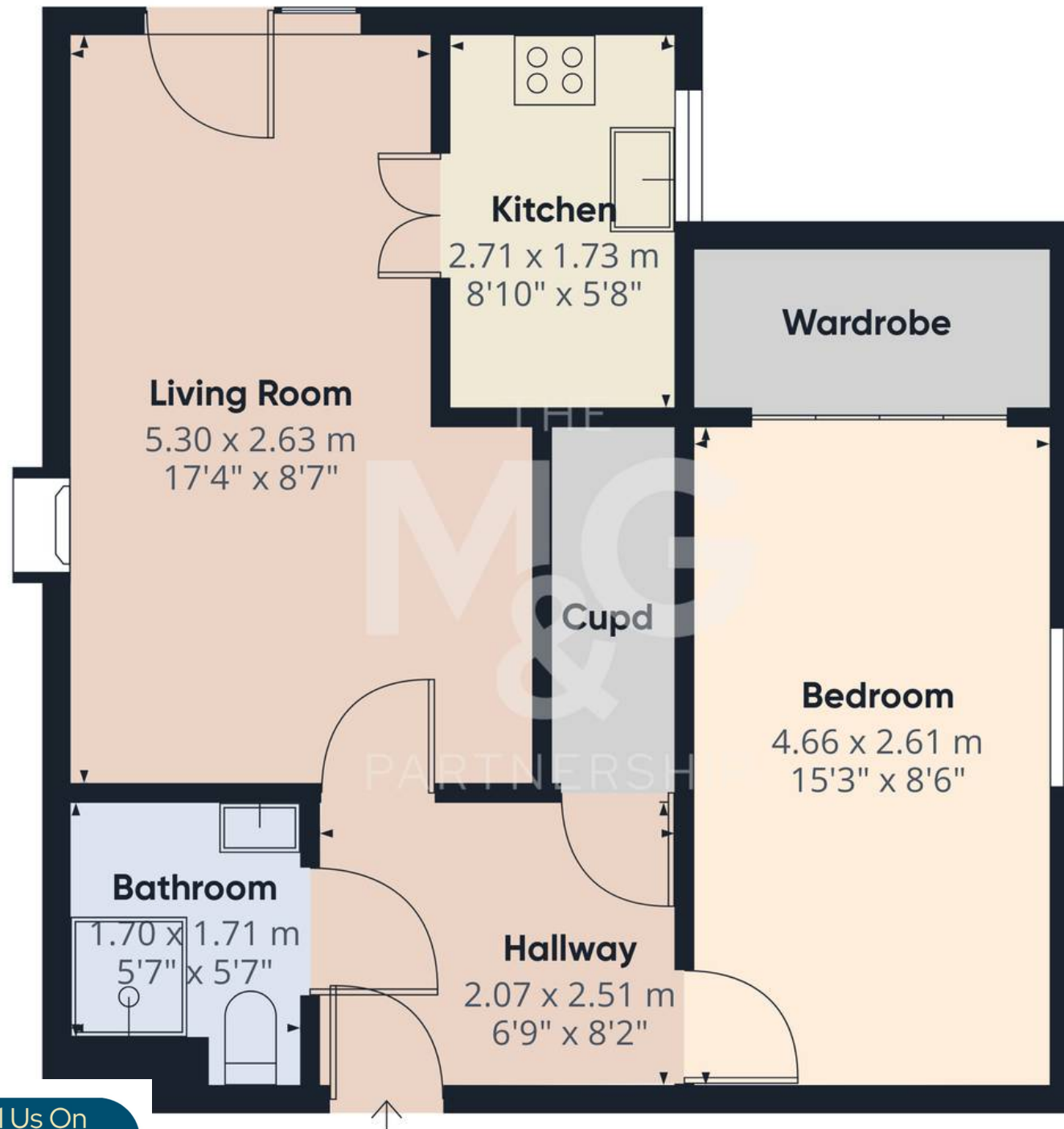
BROADBAND - Ofcom states ultrafast broadband is available

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

WHAT3WORDS - ///hops.rated.assurance



Interested? Call Us On
01284 755526



Interested? Call Us On
01284 755526



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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.