Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk, IP33 1XY

MARK·EWIN
BURY ST EDMUNDS

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A one bedroom, third-floor, apartment with garden views located within Cross Penny Court.

Cross Penny Court is an exclusive development of retirement apartments for the over 70's with the benefit of care assistance through the onsite provider. The apartments offer a convenient location with the Abbey Garden practically on your door step and the town centre a short walk away.

This third-floor apartment offers accommodation of an entrance hall with large storage cupboard, good-size sitting / dining room and kitchen. The bedroom offers a built-in wardrobe and the bathroom has both wet room facilities and a bath.

Cross Penny Court also offers communal facilities including a lounge, dining room, laundry, guest facilities, hobby room and gardens.

Tenure: Leasehold
Lease Term: 125 years from 1 January 2014
Lease Term Remaining: 114 years
Service Charge £9,792.96 per annum.
Ground Rent: £435.00 per annum.

Agents note: Please note that applicants will need to qualify for residence at Cross Penny Court, this assessment will be carried out by Cross Penny Court themselves.

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Directions

Proceed along Northgate Street turning left at the traffic lights into Mustow Street. Cotton Lane is on the left hand side and Cross Penny Court is situated along there on the left.

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 5' 9'' x 8' 10'' (1.74m x 2.69m)

Sitting Room 11' 3'' x 20' 6'' (3.43m x 6.26m)

Kitchen 6' 9'' x 9' 9'' (2.07m x 2.96m)

Bedroom 9' 2'' x 18' 5'' (2.79m x 5.62m)

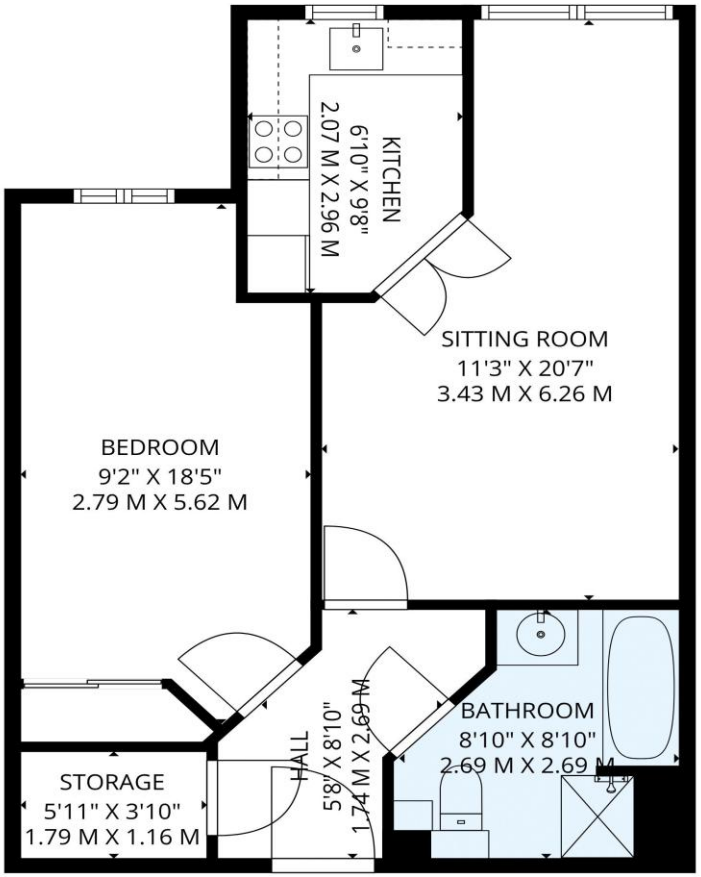
Bathroom 8' 10'' x 8' 10'' (2.69m x 2.69m)

Storage 5' 10'' x 3' 10'' (1.79m x 1.16m)

Additional Information:

Council Tax Band: B
EPC Rating: TBC
Tenure: Leasehold

Offers over £170,000
Leasehold



TOTAL: 549 sq. ft, 51 m2
FLOOR 1: 549 sq. ft, 51 m2
EXCLUDED AREAS: STORAGE: 22 sq. ft, 2 m2, WALLS: 51 sq. ft, 5 m2

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

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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 byer 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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The Property Ombudsman