

LOWER BAXTER STREET BURY ST. EDMUNDS, IP33 1EF FOR SALE

- TOWN CENTRE
- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SECURE GATED PARKING
- LIFT ACCESS
- BALCONY
- SPACIOUS ACCOMMODATION
- TOP FLOOR
- MEDIEVAL GRID

£295,000





GD Estates is delighted to bring to market this ideally located, top-floor apartment with secure gated parking in the heart of Bury St Edmunds Medieval Grid.

Benefitting from lift access, the spacious internal accommodation comprises two double bedrooms (with an en-suite to the principal bedroom), an open-plan kitchen and living space, a main bathroom, and a private balcony offering stunning rooftop views across the town to the Abbey Gardens and historic landmarks.



LOCATION:

The apartment holds a fantastic position in the heart of the Medieval Grid of Bury St Edmunds. Within easy walking distance of the Abbey Gardens, Theatre Royal, and a charming blend of independent shops and high street names such as Marks and Spencer, cafés, and restaurants. Bury St Edmunds also offers excellent transport links: the A14 provides strong road connections, while the nearby train station offers direct services to London, Cambridge, and Ipswich.

COMMUNAL HALLWAY:

The apartment building is accessed from street level via a secure entry system with electronic access. A rear entrance links the building to the private car park. The communal hallways are exceptionally well maintained and offer both stair and lift access to the top floor, where the apartment is situated.

ENTRANCE HALLWAY:

The apartment is entered via a wooden front door into a spacious entrance hall, which provides access to all accommodation. The hallway benefits from a generous double storage cupboard, offering ample storage space and housing the electric boiler which provides hot water and central heating, along with a radiator.

LIVING ROOM

15' 9" x 15' 4" (4.8m x 4.67m):

Light, airy and generously proportioned, the open-plan living space provides a comfortable lounge and dining area with open access to the kitchen. Double doors open onto the balcony, allowing for excellent natural light. Two radiators.

KITCHEN

10' 1" x 7' 10" (3.07m x 2.39m):

The kitchen is fitted with a range of wall-mounted and under-counter cabinets beneath granite-effect roll-edge worktops, complemented by tiled splashbacks. It features a one-and-a-half bowl stainless steel sink with drainer and mixer tap, an electric oven and grill, and a four-ring induction hob with extractor hood over. Integrated appliances include a dishwasher, fridge and freezer, while space and plumbing are provided for a washing machine. A Velux window to the side aspect allows for plenty of natural light.

BEDROOM 1

18' 7 (max)" x 9' 11" (5.66m x 3.02m):

Spacious double bedroom featuring built-in wardrobes, two Velux windows providing ample natural light, and a radiator. The room further benefits from direct access to the en-suite shower room.



ENSUITE

10' 3" x 5' 3" (3.12m x 1.6m):

Featuring a three-piece suite comprising a fully tiled double shower enclosure with mains-fed shower, low level WC and a wall-mounted wash hand basin with vanity storage beneath. Finished with a heated towel rail.

BEDROOM 2

10' 9" x 9' 2" (3.28m x 2.79m):

Second double bedroom featuring a Velux window providing plenty of natural light and a radiator.

BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m)

Featuring a three-piece white suite comprising a panelled bath, low-level WC and pedestal wash hand basin. Heated towel rail.

BALCONY:

A private balcony providing an ideal space for outdoor seating and entertaining, enjoying elevated views of the town centre skyline and accessed directly from the main living area via double doors.

SERVICES:

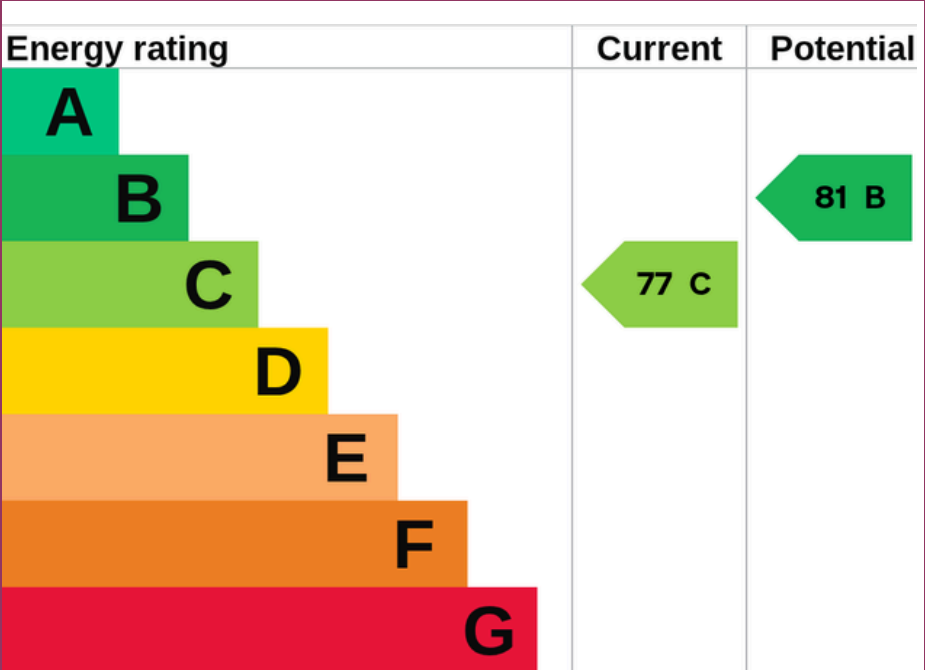
Mains water, drainage, electricity and gas. Electric central heating.

TENURE:

The property is LEASEHOLD, chain free and will be sold with vacant possession.

Lease details:

There is a lease remaining of 975 years
Service charges: £2656 per annum
The management company is owned and operated by the owners of the properties within the development. All owners are shareholders of the company.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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