



Penthouse Apartment, Shire Hall, Bury St Edmunds, IP33 2BA

bedfords.co.uk

Bedfords
ESTABLISHED 1966

Penthouse Apartment Shire Hall Bury St Edmunds IP33 2BA

- The Arc 1.2 miles
- Bury Train Station 1 mile
- Cambridge 29 miles
- Stansted Airport 40 miles

ENTRANCE LOBBY • RECEPTION HALL • OPEN-PLAN LIVING ROOM/DINING ROOM • KITCHEN • PLANT ROOM • LAUNDRY CUPBOARD • CLOAKROOM • THREE BEDROOMS • THREE BATHROOMS • GARDEN ROOM • ROOF TERRACE

From the communal hall, a staircase and lift provides direct access into The Penthouse.

Entrance hall with secure private access to the lift.

Reception hall with large picture window and French door to the balcony, spiral staircase to the garden room, video entry phone system, elegant high ceilings and engineered oak flooring throughout.

Open-plan living/dining room a triple-aspect room with French doors to three Juliet balconies. A light, elegant living space with engineered oak flooring and high ceilings which provides both sitting and dining areas, with newly fitted electric fire, and sliding glass doors leading through to the

Kitchen with ceramic-tiled floor and fitted with an extensive range of wall and base kitchen unity with Corian-style work surfaces, one and a half sink and drainer unit, hob with stainless-steel extractor over, large built-in fridge, separate matching freezer and AEG appliances including dishwasher, built-in coffee machine, microwave and twin ovens.

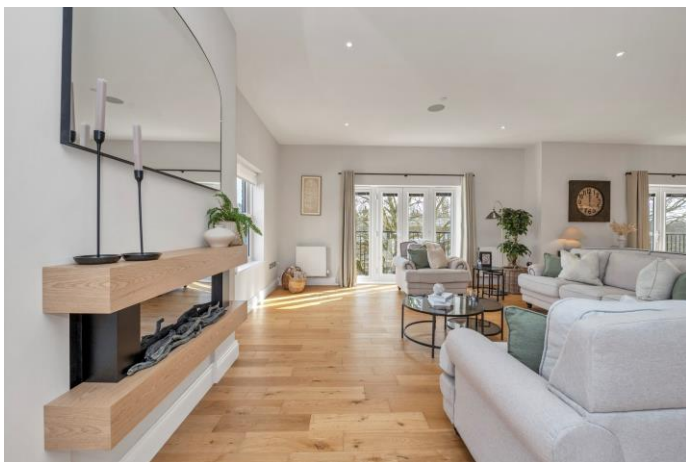
Boot Room housing the gas-fired boiler.

Utility cupboard with ceramic-tiled floor, extractor fan and work surfaces with tiled splashback, space and plumbing for washing machine and tumble dryer.

Cloakroom extensively tiled, with low-level WC, pedestal wash hand basin, heated towel rail and door to **Walk-in airing cupboard** housing a hot water cylinder and water softener.

A stunning penthouse apartment with superb views from roof terrace, and parking for two cars.

Guide: £1,250million - leasehold



Principal bedroom with French door to Juliet balcony. **Dressing room** with a range of built-in shelving with hanging space. Separate door to

En suite extensively tiled, with panelled bath with mixer tap, separate tiled shower cubicle, wall-hung vanity unit with wash hand basin and drawer below, low-level WC and cupboard.

Bedroom 2 with Juliet balcony, door to

En suite extensively tiled with shower cubicle, WC, vanity unit with wash hand basin and heated towel rail.

Bedroom 3 with door to

En suite extensively tiled with a large shower cubicle, wash hand basin, low-level WC and heated towel rail.

ROOF LEVEL

Garden room fully glazed walls and two pairs of French doors to

Roof terrace providing superb rooftop areas, with a treetop outlook over the town and towards the cathedral.

Parking there are two allocated parking spaces situated adjacent to the building.

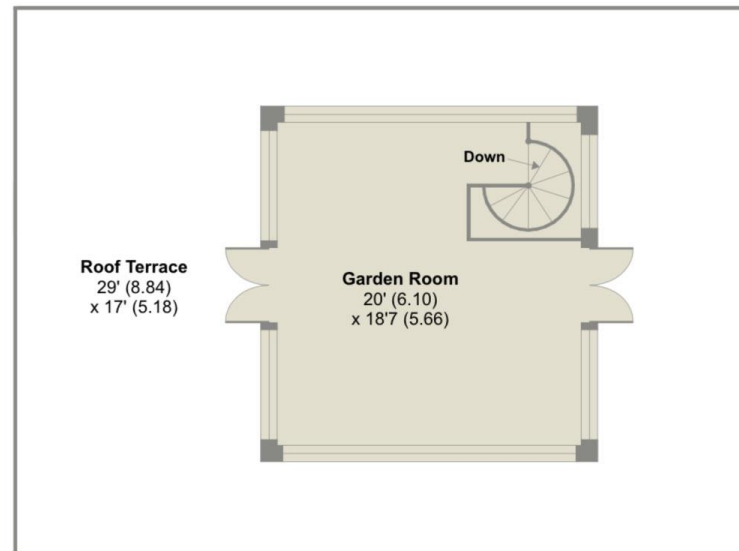
GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas central heating
- Council tax band G - £3,477.32 – West Suffolk
- EPC rating B
- Ofcom states Superfast Broadband is available
- Ofcom states mobile signal is available
- What3Words – stables.stopwatch.ombudsman
- Parking zone F - Southgate Corridor
- The property is within a conservation area
- 999-year lease granted on 03/12/2010
- Service charge is Circa £2,000 per annum includes buildings insurance

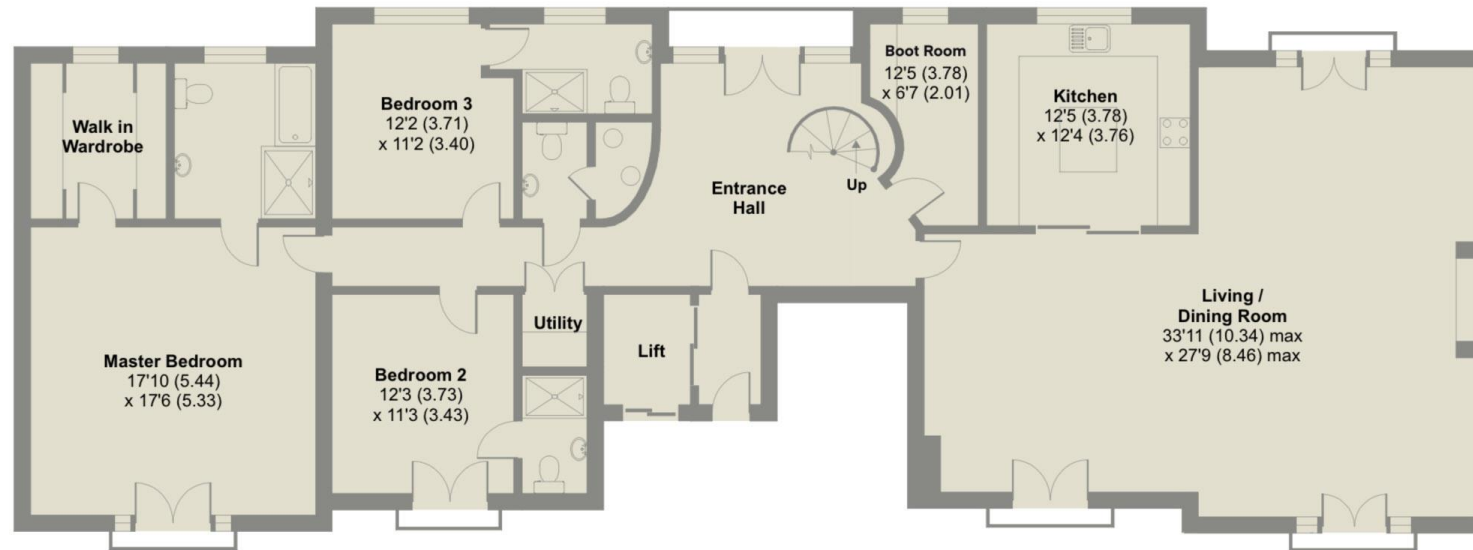


Approximate Area = 2687 sq ft / 249.6 sq m

For identification only - Not to scale



FOURTH FLOOR



THIRD FLOOR







Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK