

Bedfords

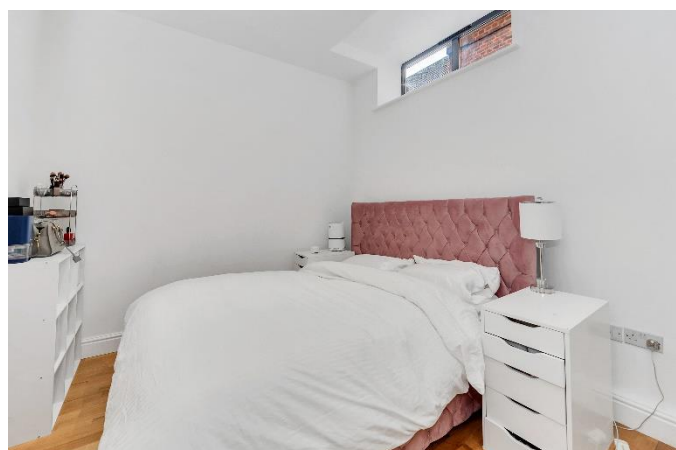
ESTABLISHED 1966

Bury St Edmunds

01284 769999

www.bedfords.co.uk

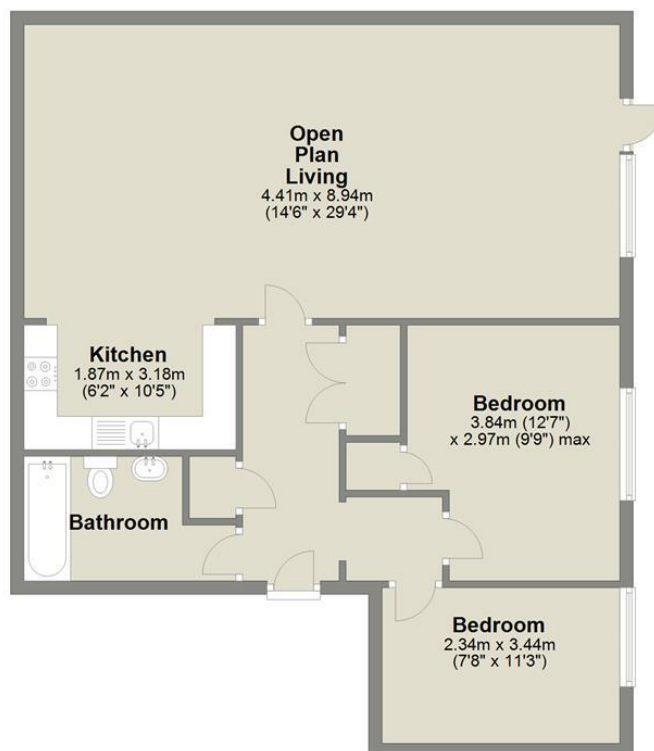
bse@bedfords.co.uk



Apartment 8, Suffolk House Lower Baxter Street, Bury St Edmunds, IP33 1ET

Ground Floor

Approx. 82.1 sq. metres (883.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.8 sq. feet)

ENTRANCE LOBBY | CENTRAL ENTRANCE HALL | OPEN-PLAN LIVING/KITCHEN | TWO BEDROOMS | BATHROOM

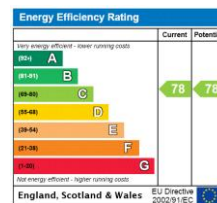
Suffolk House is a prominent landmark building in the beating heart of this historic town centre, offering immediate access to all amenities, this lower ground-floor apartment is approached from a secure video-linked entry hall which can be accessed by a lift or easy rise staircase.

The apartment is currently let and is offered with vacant possession.

The front door leads in to the central hallway with two good storage cupboards, beyond which is the impressive open-plan living/dining area, with high ceiling, and door leading out to the rear of the property for easy access out to Angel Hill. The kitchen can be found in a separate area off this living space, and is fitted with a sleek modern gloss-fronted range of white wall and base units, incorporated in to which are fully integrated appliances, oven and hob with extractor above, fridge-freezer, dishwasher and washer/dryer. There are two bedrooms, both with high-level windows for privacy, one with a built-in wardrobe cupboard, both of which have close access to the fully tiled bathroom with its matching white suite of WC, pedestal basin, and bath with shower above.

GENERAL INFORMATION

- Services: Mains electricity, gas, water and drainage. Gas-fired central heating to radiators.
- Council Tax Band C – West Suffolk - £1,772 pa
- Lease: 125-year lease granted on 22.11.2011
- Service charge - £1,654pa (including buildings insurance and ground rent)
- Mobile phone: Ofcom suggest all providers likely
- Broadband: Ofcom suggest Superfast broadband is available
- Ground floor - rear
- Walking distance to town
- No onward chain
- Secure parking is available close by at the Farmers Club off Garland Street, currently at a cost of £125 per month
- No pets allowed
- No holiday lets



Guide: £275,000
LEASEHOLD WITH SHARE OF FREEHOLD

IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment. Tel: (01284) 769999. www.bedfords.co.uk
15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

