

## **Apartments for sale**

Northgate Street, Bury St Edmunds, IP33 1HP



# **Bedfords**

ESTABLISHED 1966

## Northgate Street, Bury St Edmunds IP33 1HP

### Location:

Set close to the Angel Hill, these apartments are to the rear of Manson House Nursing Home and are offered for sale for the first time since their construction.

Each apartment is situated in one of three separate blocks, Cowpers Close, Manson Gardens or Margaret Stearn House, with their own secure gated entrance off Cotton Lane.

The majority of the properties have been refurbished and are sold with a brand-new lease with parking available, if required.

- New 250 year lease
- No ground rent
- Council tax band A – West Suffolk - £1,328.94
- Service Charge Estimated - £1650 pa
- Within a conservation area
- No pets
- No holiday lets
- Over 55s
- Parking £100 per month
- Air source heating
- Ofcom state ultrafast broadband is available
- Ofcom state mobile signal is available

### 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.

**Viewings:** Site visits to be undertaken during normal business hours following an appointment being arranged with the office, confirming your details with the time and day you wish to visit. Viewings need to be accompanied..

Tel: (01284) 769999 | [www.bedfords.co.uk](http://www.bedfords.co.uk)

15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

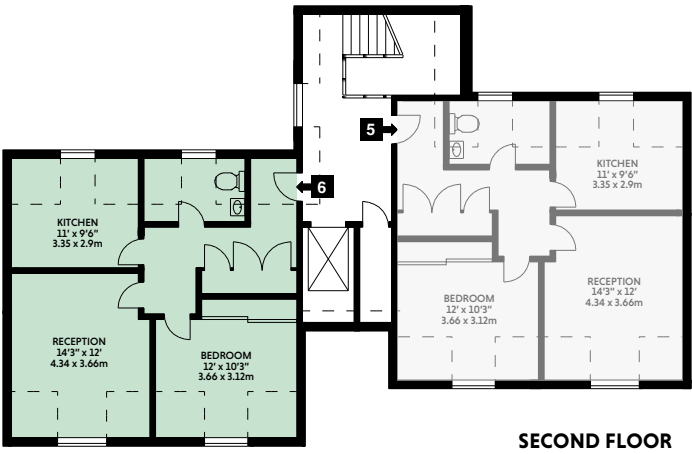
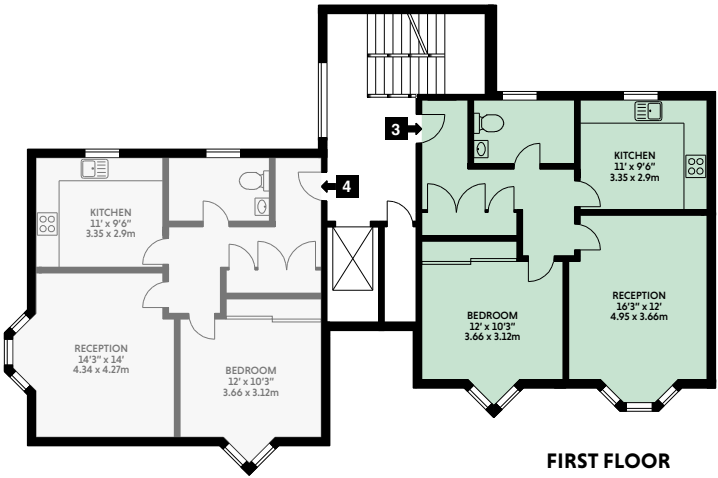
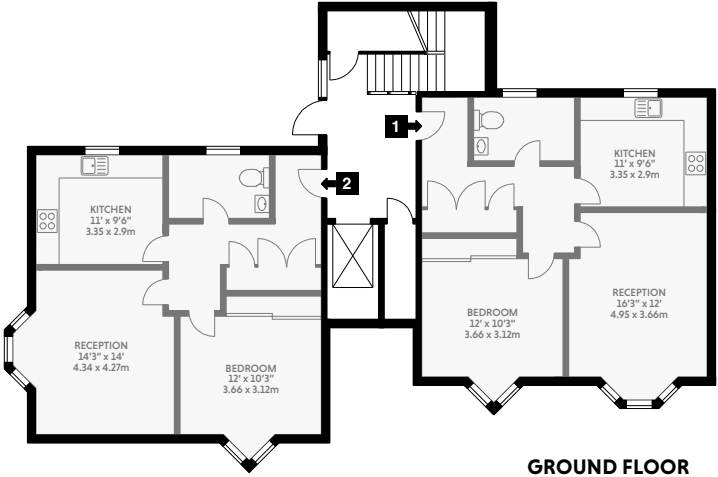
**GUIDE PRICE: From £174,950**

**AGENT'S NOTE:** These apartments are sold for independent living for the over 55s and have no access to the onsite care facilities at Manson House Nursing Home.



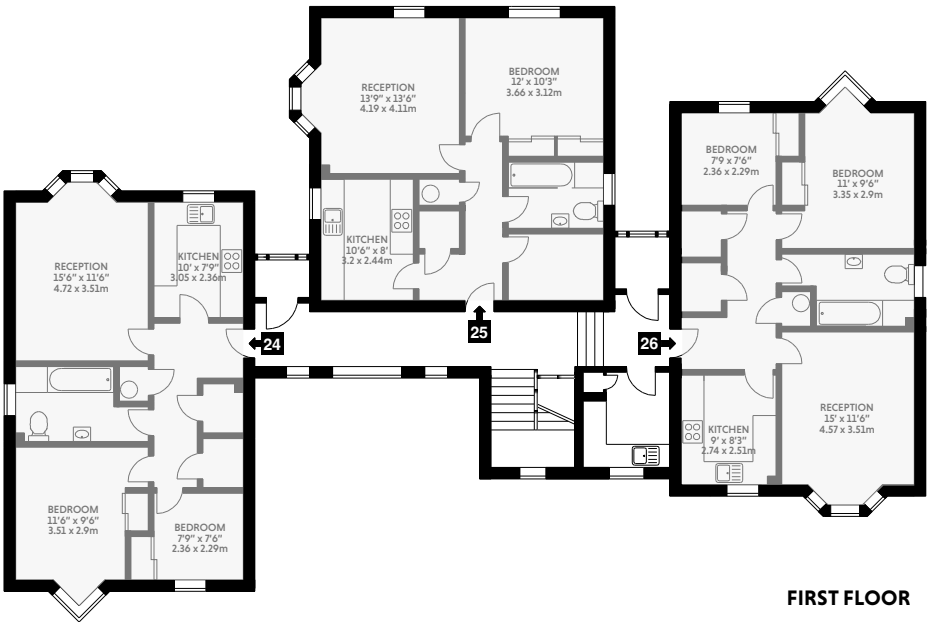
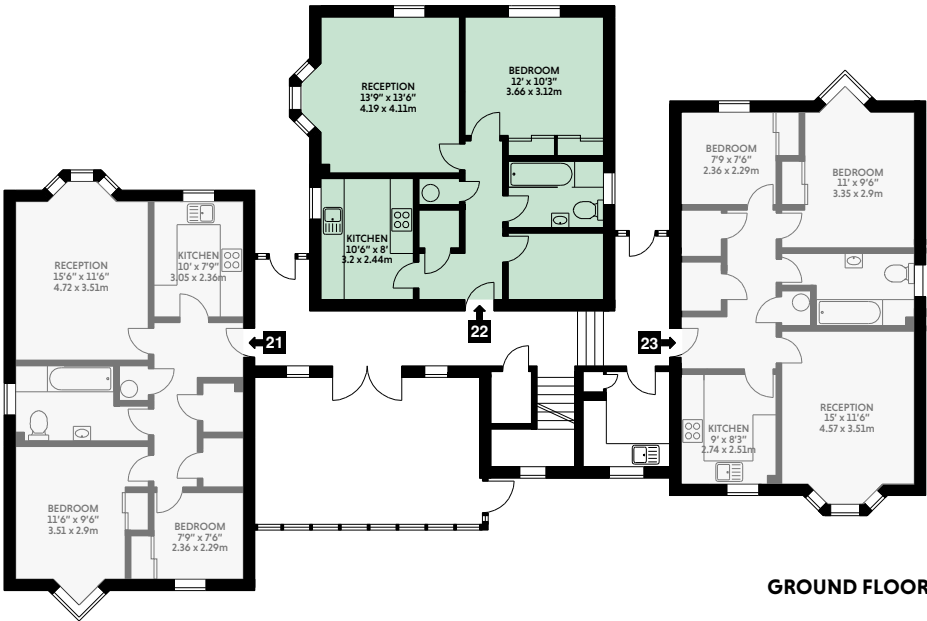
Cowpers Close Northgate Street, Bury St Edmunds IP33 1HW

COWPERS CLOSE



Manson Gardens Northgate Street, Bury St Edmunds IP33 1HR

MANSON GARDENS



Margaret Stearn Northgate Street, Bury St Edmunds IP33 1HR

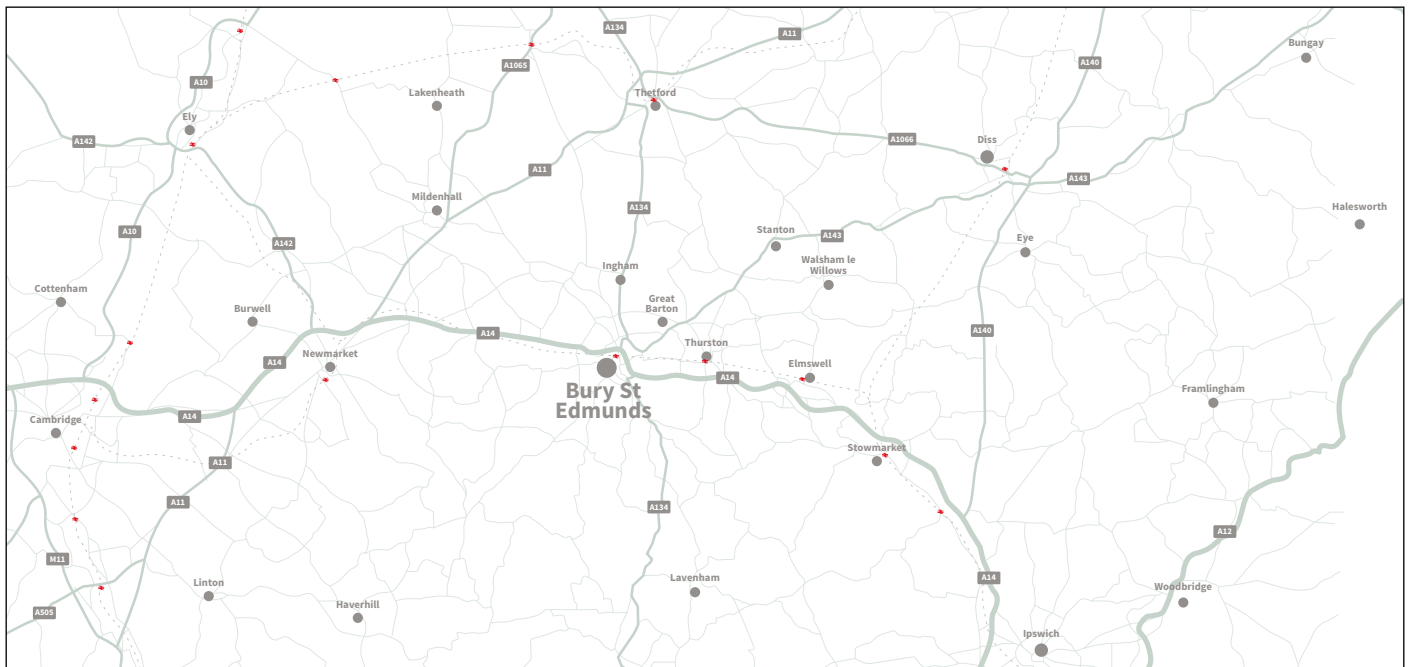
MARGARET STEARN HOUSE







WHAT3WORDS ///STRIDES.AGREEMENT.LYRICS



London	82 miles
Norwich	44 miles
Cambridge	29 miles
Aldeburgh	46 miles

Bury St Edmunds (Train Station)	0.5 miles
Diss (Train Station)	23 miles
Stowmarket (Train Station)	15 miles
Stansted Airport	49 miles