

Bedfords

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Bury St Edmunds

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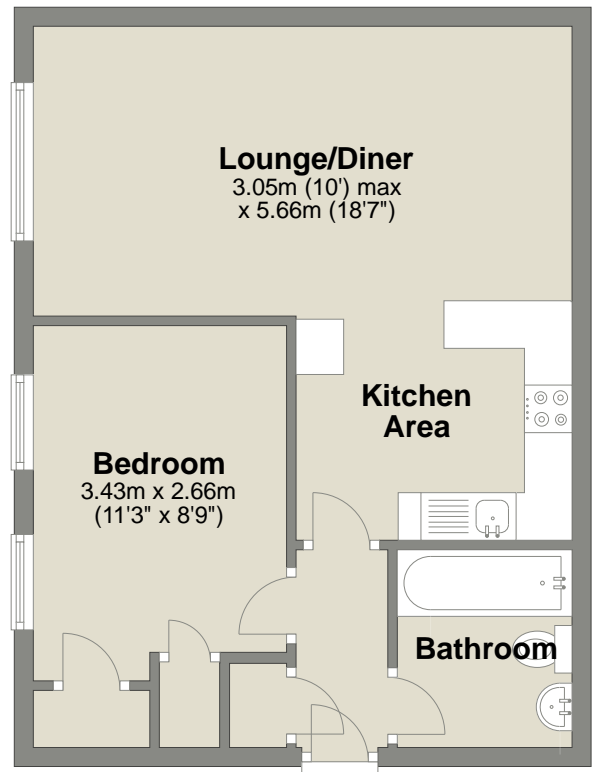


**4B Langton Place
Bury St Edmunds
IP33 1NE**

SUFFOLK • NORFOLK • LONDON

4B Langton Place

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 42.9 sq. metres (461.9 sq. feet)

For identification purposes only. Not to scale.

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Plan produced using PlanUp.

COMMUNAL RECEPTION • ENTRANCE LOBBY • KITCHEN • SITTING/DINING ROOM • BEDROOM • BATHROOM

Street-level entrance lobby with staircase leading up to first-floor. Front entrance door in to apartment hallway, with airing cupboard, half-glazed door to kitchen area fitted with a modern gloss-fronted shaker-style kitchen, with wall and base units, incorporated within is a double-oven, hob, integrated washing machine and fridge freezer.

Through the kitchen area is the lounge/diner.

The one double bedroom has a pair of storage cupboards, one with shelf and hanging rail.

The fully tiled bathroom has a matching white suite of WC, pedestal basin, bath with mixer shower attachment and shower screen, and a chrome towel rail.

There is a parking space with the property.

GENERAL INFORMATION

- Electric radiators
- Intercom entry system
- Mains water and electricity connected
- Secure gated residents parking
- Conservation area
- EPC rating D
- Council tax band A – West Suffolk - £1,390.93
- Ofcom states Superfast broad band 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. 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.

- Ofcom states all mobile phone providers likely
- Parking Zone – D – South Town
- Gated parking space
- Service charge £1,600 per annum 2024/25
- Ground rent - £200 per annum
- Lease – 125 years started 3rd April 2008
- No Chain - Property vacant
- What3words: villager.otter.pebble

Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

Guide: £184,950 leasehold

