

DAVID  
BURR



### Apartment 1, Angel Hill, Bury St. Edmunds, Suffolk. IP33 ILS

A recently refurbished and well-presented duplex apartment occupying a convenient and accessible location in the Bury St. Edmunds town centre.

Guide £950 pcm

In brief the accommodation schedule comprises a generous sitting/dining room, kitchen fitted with a range of matching wall and base units, spacious double bedroom and bathroom with white suite comprising WC, hand wash basin and panel bath with shower attachment over.

- Long Melford 14 miles
- Newmarket 15 miles
- Sudbury 17 miles
- Stowmarket 15 miles
- Cambridge 30 miles
- Station and A14 access.

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

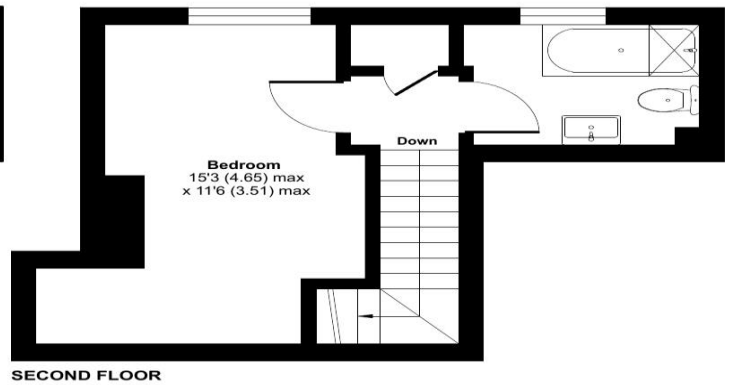
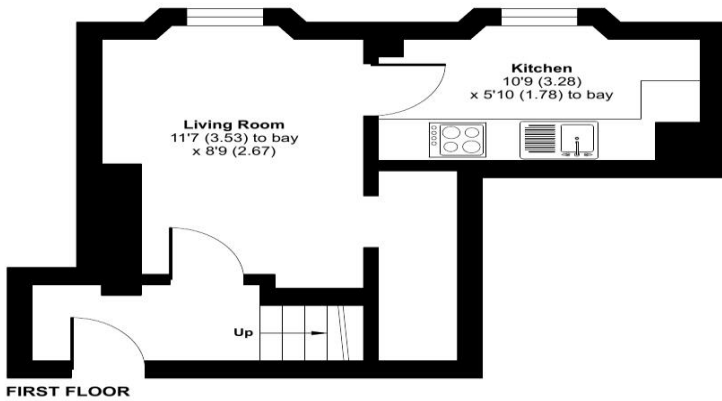
**PRICE: £950 per calendar month.**

**DEPOSIT & TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



**Bury St. Edmunds, IP33**

Approximate Area = 495 sq ft / 45.9 sq m  
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for David Burr Ltd. REF: 1188714

**Services:** Main electricity, water and drainage are connected. Electric heating.

**Viewing:** Strictly by appointment with David Burr, Bury St. Edmunds office.

- Bury St Edmunds (01284) 725525
- Leavenheath (01206) 263007
- Clare (01787) 277811
- Castle Hedingham (01787) 463404
- Long Melford (01787) 883144
- Woolpit (01359) 245245
- Newmarket (01638) 669035
- London (0207) 839 0888

**West Suffolk Council: 01284 763233. Council Tax Band: A - £1,390.93 – 2024/25.**

**EPC: G.**

**WHAT3WORDS:** ///backswing.weeks.legroom

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