



Hall
& SWORDS

27 SOUTHGATE HOUSE - £155,000

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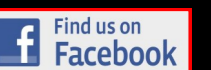


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& SWORDS

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**FLAT 27, SOUTHGATE HOUSE,
BURY ST EDMUNDS, SUFFOLK IP33 2RN**

The historic cathedral town of Bury St Edmunds affords excellent shopping facilities with the recently opened arc shopping centre and twice weekly open air market, together with educational, recreational and cultural amenities including the famed Theatre Royal and renowned Abbey Gardens with its ancient ruins. The A14 dual carriageway provides ready access to Ipswich, the East Coast, Cambridge, the Midlands, Stansted Airport and London via the M11.



is an attractively designed scheme managed development for the over 60's located on the southern side of

the town and stands set behind an impressive brick pillared entrance and sweeping driveway approach within its own landscaped communal gardens of about 2.5 acres sts. The scheme comprises an elegant converted Grade II listed building and modern apartments built around 1986 of which **Number 27** is a well proportioned 2 bedroomed first floor apartment featuring balcony terrace which enjoys excellent outlooks across the communal gardens and benefits from electric night storage heating together with recently installed UPVC double glazing.

PORCHWAY: with entry intercom door to 8' 0" wide Communal Hallway and wide rising stairway to:



FIRST FLOOR LANDING - front door to

ENTRANCE HALL: 13' 2" x 5' 5" with electric night storage heater; airing cupboard with on and off peak immersion heater; loft hatch.

SITTING ROOM: 15' 7" x 11' 9" featuring Adam style fireplace; electric night storage heater; TV and telephone point; sliding UPVC double glazed doors to **Balcony Terrace**.

KITCHEN: 10' 4" x 8' 9" with stainless steel sink; fitted wall and floor cupboards with underlighting; Neff oven and hob; plumbing for washing machine; electric downheater and UPVC double glazing.

BEDROOM 1: 13' 3" x 12' 0" with electric panel radiator and UPVC double glazing.



BEDROOM 2: 9' 7" x 8' 0" with electric panel radiator; UPVC double glazing.

BATHROOM: 7' 9" x 6' 3" with coloured three piece suite; electric down heater; double glazed roof window in wooden surround.

OUTSIDE: Southgate House is approached by a long sweeping driveway with parking provision together with additional visitors parking facility.



Communal brick built storage area.

The development enjoys the benefits of well maintained communal mature grounds and resident's lounge facility with conservatory.



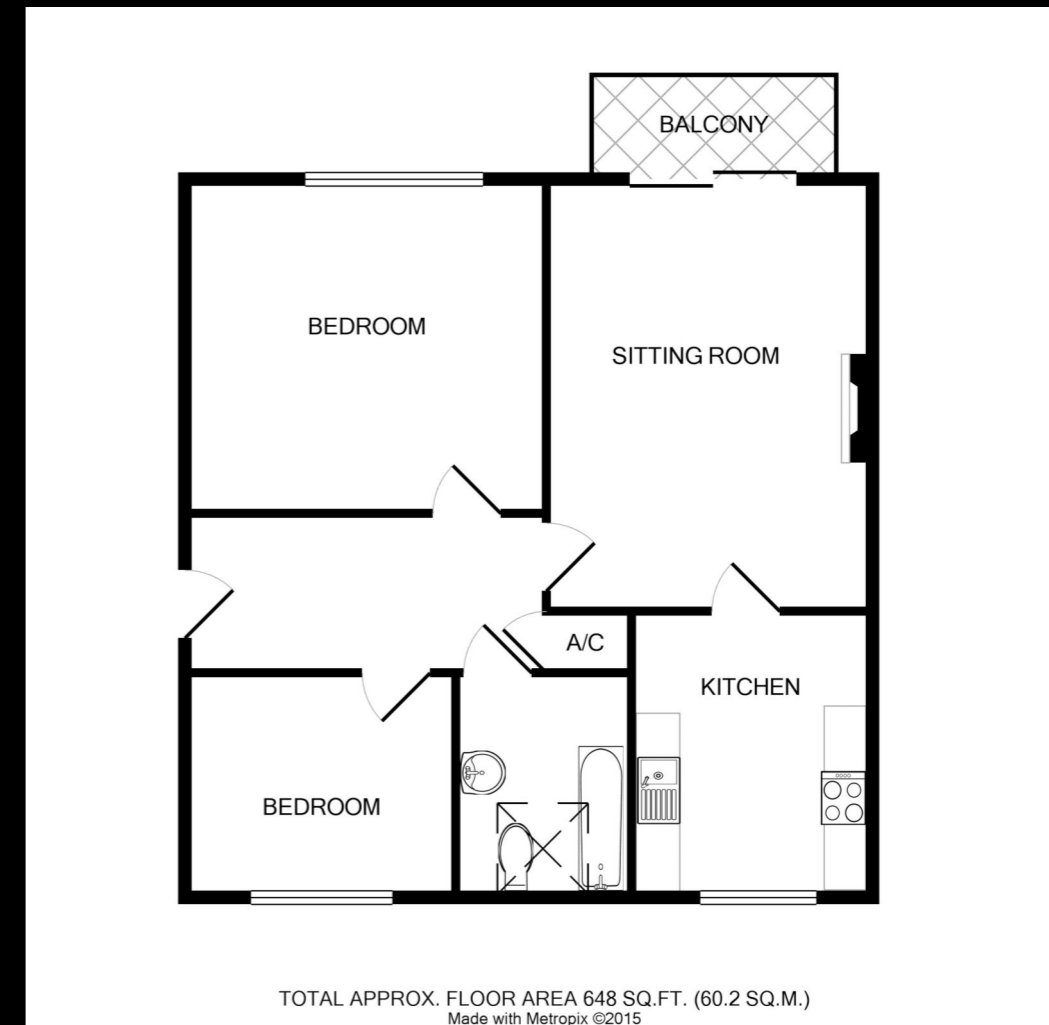
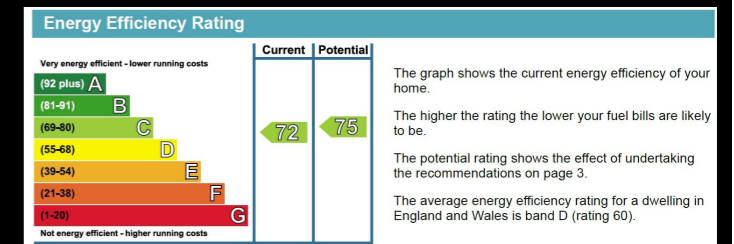
AGENTS NOTE: The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by Sanctuary Housing Association.

LEASE: We believe commenced 99 years from 1986.

SERVICE CHARGE AND GROUND RENT: Understood to be currently £186.14 per month - awaiting confirmation.

LOCAL AUTHORITY: St Edmundsbury - 01284 763233. VOA website indicates Council Tax Band C.

DIRECTIONS: From the town centre proceed along Southgate Street to the roundabout and take the first exit on the left continuing past the rugby ground and BP Service Station incorporating Marks & Spencer mini store to the next roundabout. Take the third exit to double back on yourself before turning left at Wyevale and Bury Garden Centre into Vale Lane and first right into Southgate House.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their solicitor or Surveyor. Whilst measurements and statements given within the details are provided in good faith, the accuracy should not be relied upon. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

