



DAVID
BURR

45 Cobb Close
Bury St Edmunds, Suffolk

45 Cobb Close, Bury St Edmunds, Suffolk, IP32 7LG

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.

A spacious and well-presented two-bedroom top floor apartment on the popular north eastern side of Bury St Edmunds, offering flexible accommodation with off-road parking for up to 2 vehicles and a garage.

An immaculately presented 2-bedroom top floor flat offered for sale with allocated parking and garage offered for sale with no onward chain.

Entrance into communal Hallway stairs rising to first floor with private entrance to Number 45. Door to;

HALLWAY: With door to;

KITCHEN: An open planned arrangement with fitted wall and base units, new Quartz worktops over with stainless steel sink inset with drainer and mixer taps. Integrated appliances include a 4- ring gas hob, fridge/freezer, washing machine/dryer and boiler.

Open plan to;

SITTING ROOM: with dual aspect windows to front and side.

BEDROOM 1: A spacious and impressive double bedroom with window to side aspect.

BEDROOM 2: Another spacious double bedroom with window to side aspect.

BATHROOM: White suite comprising WC, hand wash basin, panel bath with recently refitted shower unit and glass door.

GARAGE: With roller door and power & light.

SERVICES: Mains water, drainage and electricity are connected. Gas central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western way, Bury St Edmunds, IP33 3YU.

COUNCIL TAX BAND: B - £1,490.23 per annum.

EPC RATING: C

GROUND RENT: £50.00 per annum.

SERVICE/ MAINTENCE CHARGE: £120.00 per month.

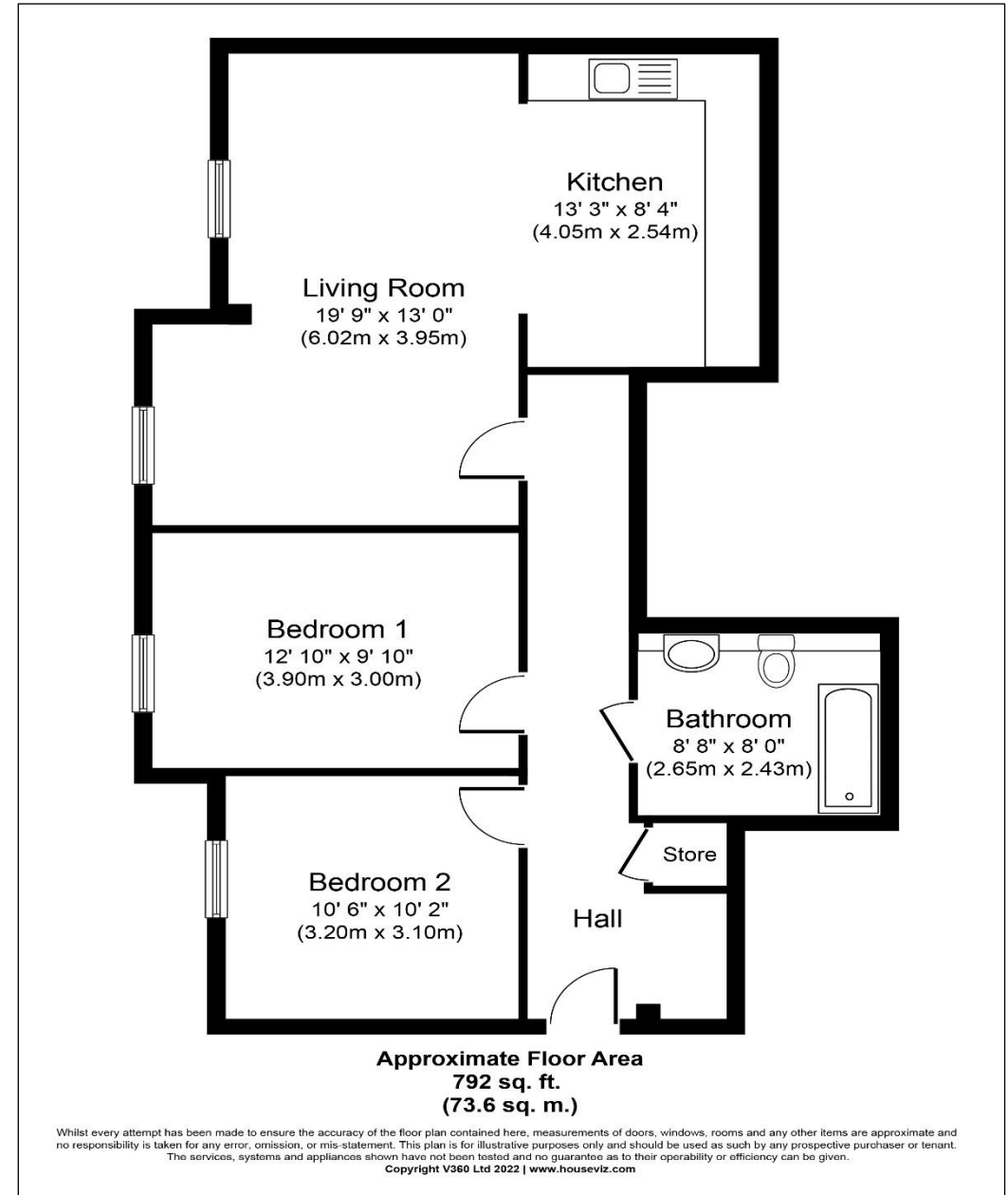
AGENT'S NOTE: The property is available for purchase with a tenant in situ or with vacant possession.

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VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds office 01284 725525

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