

**Flat 16 The Lantern,
Tayfen Road, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

FLAT 16 THE LANTERN, BURY ST. EDMUNDS, SUFFOLK. IP33 1TB

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 high specification second floor, 2-bedroom apartment with private balcony and off-road parking in the Bury St. Edmunds town centre. In brief the accommodation schedule comprises 2 double bedrooms (1-ensuite) and 1 family bathroom with an open plan kitchen/breakfast/living room.

A beautifully presented 2-bedroom apartment with off-road parking in the Bury St. Edmunds town centre. Available immediately.

COMMUNAL HALL: With stairs and lift to the second floor.

ENTRANCE HALL: With door to:-

KITCHEN/BREAKFAST/LIVING ROOM: Finished to a high standard with matching wall and base units with worksurfaces over. Appliances include Bosch oven with grill over, induction hob and inset steel sink with mixer tap over and integrated fridge/freezer. The kitchen is open plan to the living/dining area with ample space for formal and informal seating spaces and dual aspect windows to the front. Personnel door leading to the **BALCONY:** Suitable for Alfresco entertaining/dining.

BEDROOM 1: A spacious double bedroom with door to the **BALCONY** and door to:-

ENSUITE: With white suite comprising WC, hand wash basin with storage under and walk-in shower with glass shower screen.

BEDROOM 2: A spacious double bedroom with internal window providing borrowed light from the inner hallway.

BATHROOM: With a white suite comprising WC, hand wash basin with storage under, panel bath with shower attachment and glass shower screen.

UTILITY CUPBOARD: With space for washer/dryer. Further storage cupboard housing the boiler, heat recovery ventilation system and access to the underfloor heating controls.

Outside

There is secure GATED PARKING for the apartment accessed via Tayfen Road with secure fob entry.

PRICE: £1,600 per calendar month.

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.

SERVICE CHARGE: A service charge is payable, please ask the agent for more information.

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SERVICES: Main water, drainage and electricity are connected. Under floor heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/26.

EPC RATING: B.

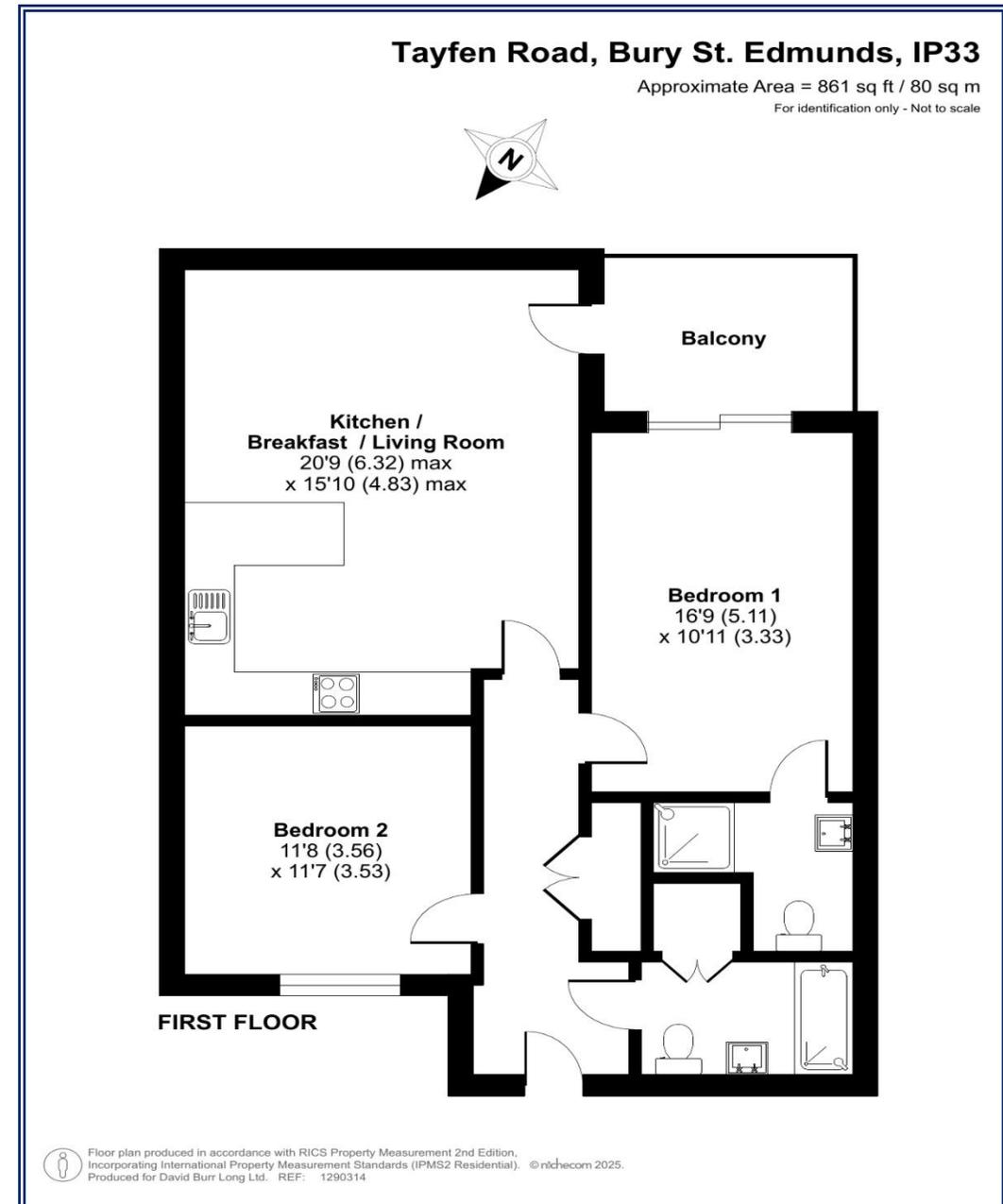
BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///freedom.swarm.arranges.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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