



Yew Tree Court, Bury St. Edmunds, Suffolk, IP33 2JF

**MARK EWIN**  
BURY ST EDMUNDS

Located within close proximity to the hospital, is this two-bedroom ground floor apartment.

The accommodation comprises of an entrance hall, sitting room, kitchen, two bedrooms and a shower room. The property also benefits from allocated parking.

#### Additional Information:

Tenure: Leasehold

Service charge: £1200 per annum

Ground Rent: N/A

Lease Term: 999 years from 6th July 2012

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre.

EPC Band: C

Council Tax Band: B £1,622.75 (Source West Suffolk)

Services: Mains electricity, drainage and water. Heating: Electric radiators.

(Please note none of the services have been tested by the selling agent.)



#### Directions

Proceed out of town along Out Westgate and turn left at the traffic lights onto Vinery Road. Continue along and turn left into Yew Tree Court where the property can be found.

#### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

## Accommodation:

Entrance Hall 10' 8" x 2' 11" (3.24m x 0.90m)

Sitting Room 17' 9" x 12' 10" (5.4m x 3.9m)

Kitchen 9' 6" x 6' 11" (2.9m x 2.1m)

Bedroom One 11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom Two 10' 2" x 8' 2" (3.09m x 2.48m)

Shower Room 7' 9" x 6' 11" (2.37m x 2.1m)

Allocated Parking Space



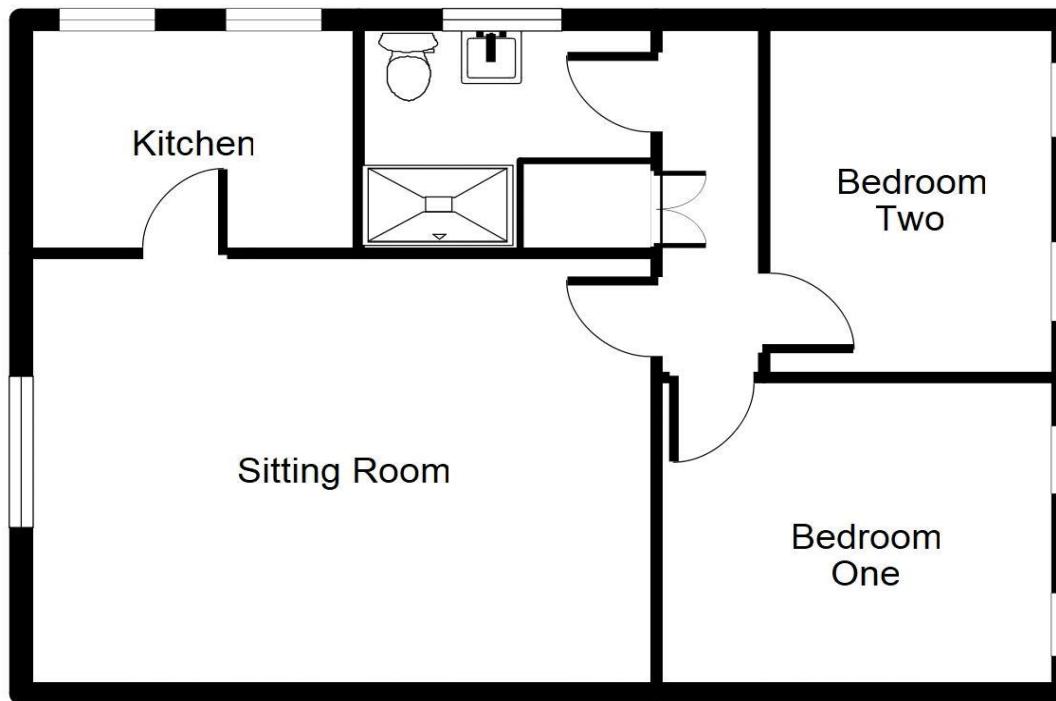
Offers Over £175,000  
Leasehold

## Additional Information:

Council Tax Band: B

EPC Rating: C

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## For identification only. (Not to scale) (c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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