



Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk, IP33 1XY

**MARK EWIN**  
BURY ST EDMUNDS

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Bury St. Edmunds, Suffolk, IP33 1XY

A two-bedroom, first-floor, retirement apartment for the over 70's. This apartment has the favoured and much sought-after outlook over Cross Penny Courts gardens and with the Cathedral sitting in the distance.

The apartment comprises of an entrance hall, cloakroom, sitting room, kitchen, two double bedrooms and bathroom. Cross Penny Court also offers a communal lounge, dining room, laundry, guest facilities, hobby room and gardens.

The care provider is Your Life Management Services and there are assisted living schemes available with onsite care staff.

Tenure: Leasehold

Lease Start Date: 01/01/2014

Lease End Date: 01/01/2139

Lease Term: 125 years Lease Term

Remaining: 116 years

Half Yearly Ground Rent: £255

Yearly Service Charge £10,612.97



#### Directions

Proceed along Northgate Street turning left at the traffic lights into Mustow Street. Cotton Lane is on the left hand side and Cross Penny Court is situated along there on the left.

#### 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 / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

## Accommodation:

Hallway

Cloakroom 5' 3" x 6' 6" (1.60m x 1.98m)

Kitchen 7' 9" x 9' 2" (2.36m x 2.80m)

Sitting Room 25' 11" x 10' 8" reducing to 6' 1" (7.91m x 3.25m reducing to 1.85m)

Bedroom One 17' 6" x 10' 0" (5.34m x 3.05m)

Bedroom Two 13' 4" x 9' 8" (4.07m x 2.94m)

Bathroom 8' 10" x 8' 2" (2.68m x 2.48m) maximum

## Additional Information:

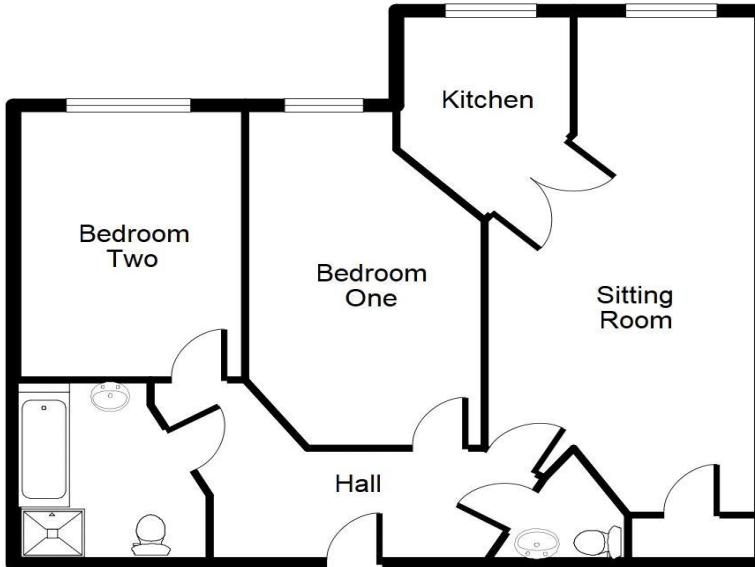
Council Tax Band: C

EPC Rating: B

Tenure: Leasehold



Guide Price £325,000  
Leasehold



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.

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