



Oxlip House, Airfield Road, Bury St. Edmunds, IP32 7RH

**MARK EWIN**  
BURY ST EDMUNDS

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This first floor apartment is situated within Oxlip House, a purpose built complex for the over 55's, complete with extra care scheme and communal facilities.

Oxlip House offers resident and guest parking spaces with a bus stop to town centre adjacent and a Sainsburys metro store and take away within easy walking distance; GP surgery, eye clinic, post office, butchers, Tesco metro store are also accessible by road or pedestrian only route.

The apartment itself offers an entrance hall, cloakroom, sitting/dining room with direct access to a garden area, kitchen with a ceramic hob, fitted washing machine, dishwasher, free standing fridge, mid-level oven and wall and base level units. There are also two bedrooms, one with access to the Wet Room. The wet room, complete with a walk-in shower and mobility aids, completes the accommodation on offer. Residents share the advantage of communal lounge, laundry, hair salon, restaurant, activities room and guest accommodation.

Opened in October 2010 this modern building comprises 52 one and two bedroom luxury apartments designed for independent living with the reassurance of 24-hour planned care and emergency response support from Oxlip's trained and friendly care team. Interested applicants will also subject to a care assessment from Oxlip House.

Tenure: Leasehold Ownership: 75% Shared Ownership 75% is the maximum share you can purchase, there will therefore be no rent payable on the remaining 25% share

Core Care Charge: £294.15

Tailored Care Charge (Minimum 4 Hours): £443.04 per month

Catering Charge: £171.06 per month

Service Charge: £641.75 per month

Lease Term: 125 years from 6 July 2011

Lease Term Remaining: 110 Years

Please be advised that BPFA will undergo an affordability, care and eligibility qualification process for any potential purchaser.



## Directions

From Sainsburys continue along Bedingfield Way until you reach the John Banks roundabout, turn right into Skyliner Way, at the next roundabout turn left into Lady Miriam Way, take your second left into Airfield Road and Oxlip House will be located a short distance on your right hand side.

## 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:

Entrance Hall 12' 9" x 8' 0" (3.89m reducing to 1.91m x 2.45m)

WC 9' 3" x 3' 1" (2.83m x 0.93m)

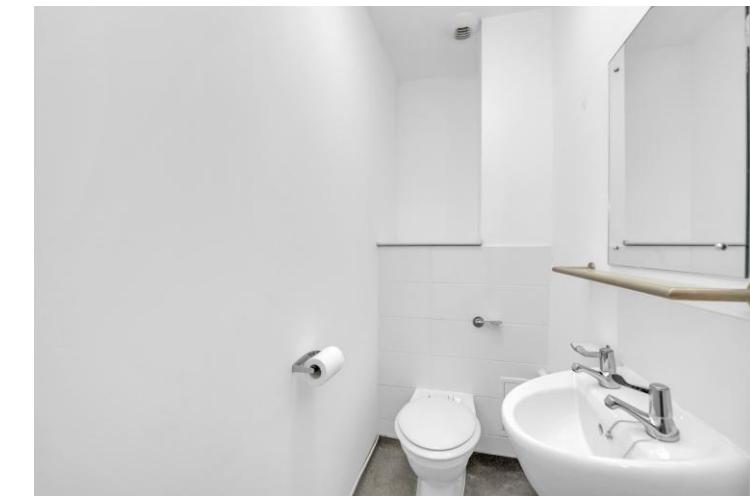
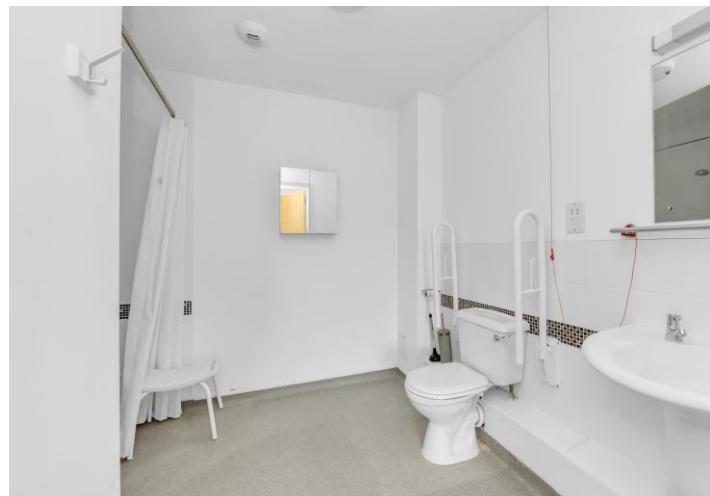
Sitting Room 16' 11" x 10' 3" (5.16m reducing to 4.10m x 3.12m reducing to 2.08m)

Kitchen 10' 3" x 8' 11" (3.12m x 2.73m)

Bedroom 14' 2" x 9' 11" (4.32m x 3.01m)

Bedroom 11' 1" x 9' 1" (3.39m x 2.76m)

Shower Room 9' 5" x 8' 4" (2.87m reducing to 1.87m x 2.53m)



## Additional Information:

Council Tax Band: B

EPC Rating: B

Tenure: Leasehold

75% Shared Ownership £120,000  
Leasehold

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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