



Southgate House, Bury St Edmunds, IP33 2RN

MARK · EWIN
BURY ST EDMUNDS

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NO ONWARD CHAIN. A first floor two-bedroom apartment for the over 60's.

The accommodation offers an entrance hall, sitting room with balcony that overlooks the gardens, kitchen, two bedrooms, both with built-in cupboards and a bathroom. The property also benefits from emergency alarms in each room connected to the Sanctuary Housing alarm system, communal gardens, parking.

Additional Information

Tenure: Leasehold

Lease Term: 99 years from 1st August 1986.
(60 years remaining)

Service Charge: £286.57 per month.

Ground Rent: £60 per annum. (2025/26)

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via electric heaters.

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



Directions

Exit Bury St Edmunds via Southgate Street. At the roundabout take the first exit onto Rougham Road A134. At the next roundabout take the third exit back onto Rougham Road, turn left into Vale Road and right into Southgate Gardens where the property can be found at the bottom on the 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 / Stanstead Airport via the A11/M11.

Accommodation:

Entrance Hall 13' 3" x 5' 7" (4.03m x 1.70m)

Sitting Room 15' 7" x 11' 10" (4.74m x 3.60m)

Kitchen 8' 9" x 10' 4" (2.67m x 3.14m)

Bedroom 12' 3" x 13' 3" (3.74m x 4.04m)

Bedroom 9' 7" x 8' 0" (2.93m x 2.44m)

Bathroom 7' 9" x 6' 3" (2.36m x 1.91m)

Communal Hallway

Communal Gardens

Additional Information:

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold

Offers in the region of £130,000
Leasehold



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

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 appliances shown 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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