



The Old Post Office, Market Thoroughfare, Bury St Edmunds, Suffolk, IP33 1DR

**MARK · EWIN**  
BURY ST EDMUNDS

## The Old Post Office, Market Thoroughfare, Bury St Edmunds, Suffolk, IP33 1DR

An immaculately presented, two-bedroom apartment located in the Town Centre of Bury St Edmunds and overlooking the Buttermarket.

The property is situated a short walk from all the independent shops, cafes and restaurants. The accommodation comprises a modern open plan kitchen/sitting/dining room space with windows providing a light and bright space. The kitchen offers a range of attractive wall and base level units and incorporates a built-in oven, hob, fridge freezer and dishwasher. The property offers a welcoming hallway, two bedrooms, the principal benefits from an ensuite shower room and the bathroom completes the accommodation.

### Additional Information:

Tenure: Leasehold

Lease Term: 125 years from 30 March 2023 to 29 March 2148. (123 years remaining)

Service Charge: £3408 per annum.

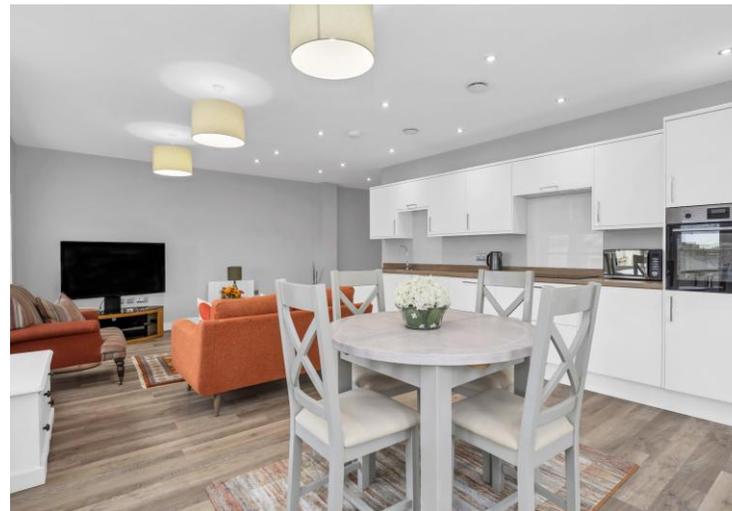
Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

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

Services: Mains Electric, Water and drainage.

Heating via an Air Source Heat Pump.

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



### Directions

From Northgate Street, head towards Angel Hill with the Cathedral and entrance to the Abbey Gardens directly in front of you. Turn right and follow the road round into Churchgate Street. Turn right at the end of the road onto Guildhall Street and follow the road into the Buttermarket where the property can be found overlooking the market square.

### Location

Marham Park is located on the northern outskirts of the historic market town of Bury St Edmunds, 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 Hallway 21' 0" x 6' 11" (6.40m x 2.10m reducing to 1.20m)

Kitchen/Sitting/Dining Room 21' 6" x 23' 4" (6.56m reducing to 4.55m x 7.10m reducing to 1.83m)

Bedroom 13' 5" x 10' 7" (4.10m x 3.22m)

Ensuite 9' 2" x 4' 11" (2.80m x 1.49m)

Bedroom 13' 11" x 9' 7" (4.25m x 2.93m)

Bathroom 9' 7" x 6' 8" (2.92m x 2.02m)

**Additional Information:**

Council Tax Band: C

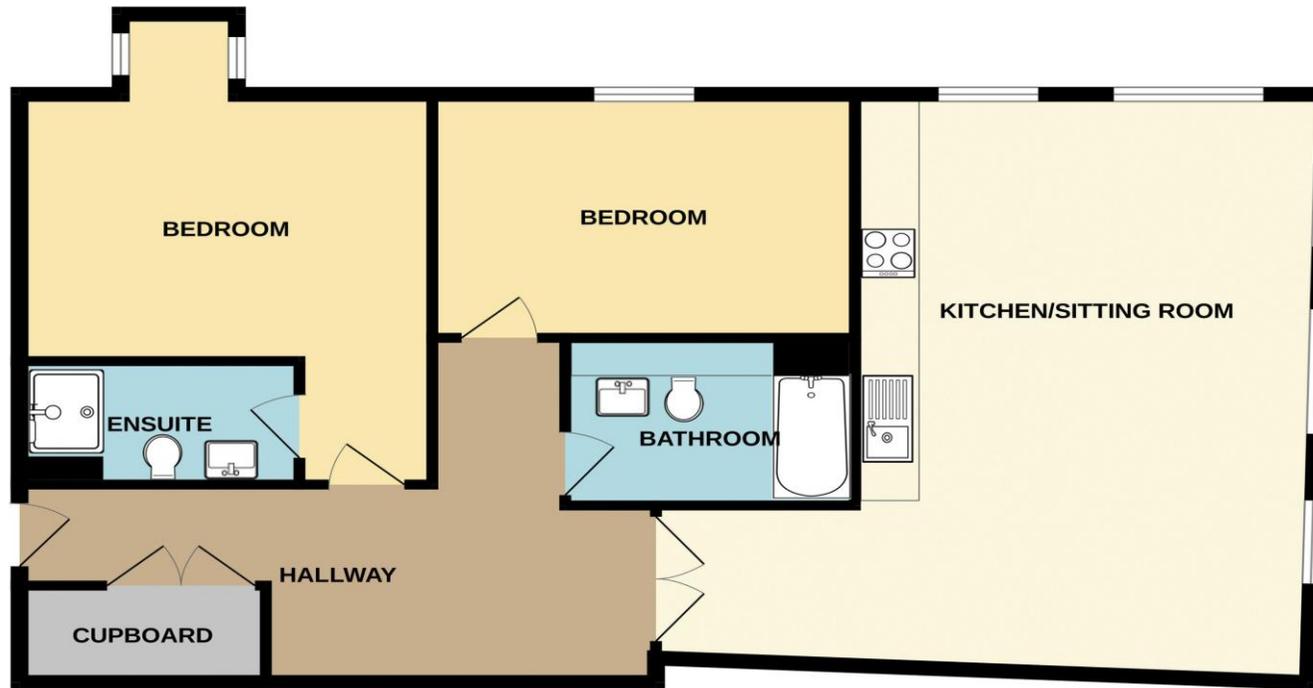
EPC Rating: B

Tenure: Leasehold

**Offers Over £375,000  
Leasehold**



GROUND FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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.

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

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