



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

MARK EWIN
BURY ST EDMUNDS

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

Built by McCarthy & Stone for the over 70's this modern, second floor, two double bedroom, apartment is situated within the Cross Penny Court Development close to Bury St Edmunds Town Centre and the Abbey Gardens.

The apartment offers entrance hall, cloakroom, sitting room, fitted kitchen, TWO DOUBLE BEDROOMS and wet room style bathroom complete with shower and bath.

There is 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.

Lease Details:

Lease Start Date: 01/01/2014

Lease End Date: 01/01/2139

Lease Term: 125 years

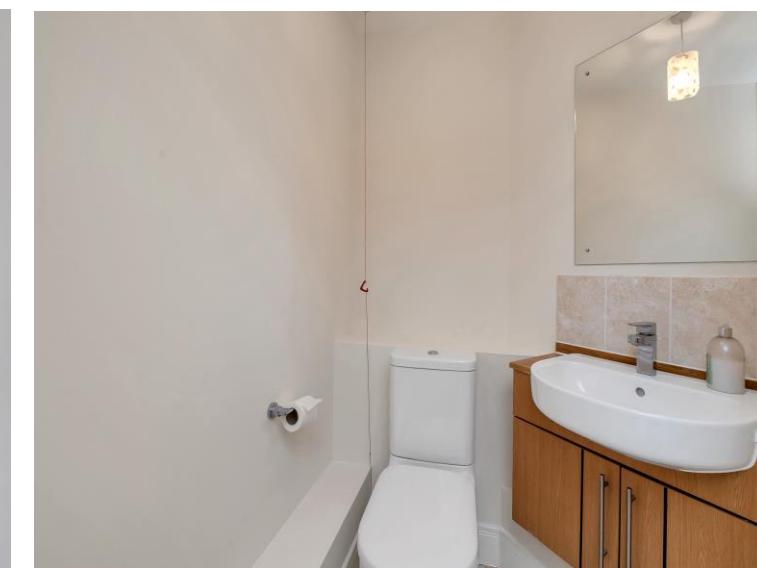
Lease Term Remaining: 116 years

Charges:

Half Yearly Ground Rent: TBC

Yearly Service Charge: £10,612.97

Please note: Room measurements are approximate due to the irregular shapes of the rooms.



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 excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall

Cloakroom

Sitting Room 10' 11" x 25' 11" (3.32m x 7.90m) maximum

Kitchen 7' 9" x 6' 6" (2.37m x 1.97m) maximum

Bedroom One 9' 11" x 17' 7" (3.03m x 5.36m)

Bedroom Two 9' 7" x 13' 5" (2.92m x 4.09m)

Bathroom 9' 5" x 8' 9" (2.88m x 2.67m)

Additional Information:

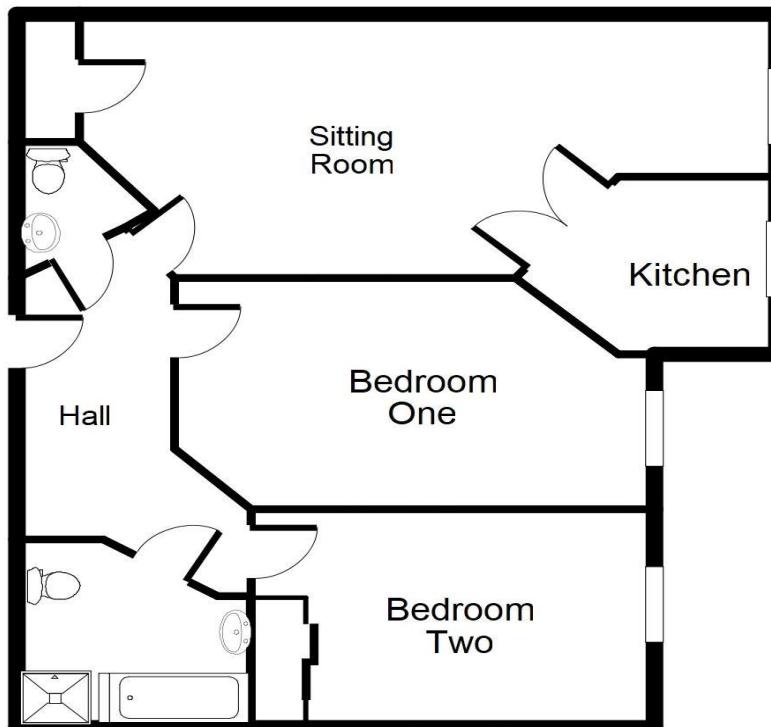
Council Tax Band: C

EPC Rating: B

Tenure: Leasehold



Guide Price £315,000
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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