



PRINCE OF WALES
CLOSE
FLAT Nos. 15 - 22

Prince Of Wales Close, Bury St. Edmunds, Suffolk, IP33 3SH

MARK · EWIN
BURY ST EDMUNDS

Prince Of Wales Close, Bury St. Edmunds, Suffolk, IP33 3SH

For Sale with NO ONWARD CHAIN and representing an ideal first time or investment purchase is this one-bedroom first-floor apartment.

The apartment provides convenient access to Bury St. Edmunds town centre and its wide range of amenities with West Suffolk Hospital and West Suffolk College found close at hand. The property features an entrance hall equipped with a useful airing cupboard. Following the entrance hall is an open plan sitting room/ modern kitchen. Additionally, there is a spacious double bedroom and a bathroom that includes a shower over the bath.

Outside, parking is offered via an allocated space.

Additional Information

Tenure: Leasehold

Lease Term: 129 years from 1st March 1983 to 1st March 2112. (87 years remaining)

Service Charge: £1023.24 per annum. (Charged Bi-Annually)

Ground Rent: £100 per annum. (Charged Bi-Annually)

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 storage heaters.

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



Directions

Leaving town via Out Risbygate turn left into Westley Road and left again into Price of Wales Close.

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 2' 10" x 8' 4" (0.86m x 2.53m)

Sitting Room 15' 3" x 14' 1" (4.64m reducing to 3.03m x 4.29m reducing to 2.20m)

Bedroom 11' 11" x 8' 4" (3.62m reducing to 2.96m x 2.55m)

Bathroom 6' 7" x 4' 10" (2.00m x 1.48m)

Allocated Parking



Additional Information:

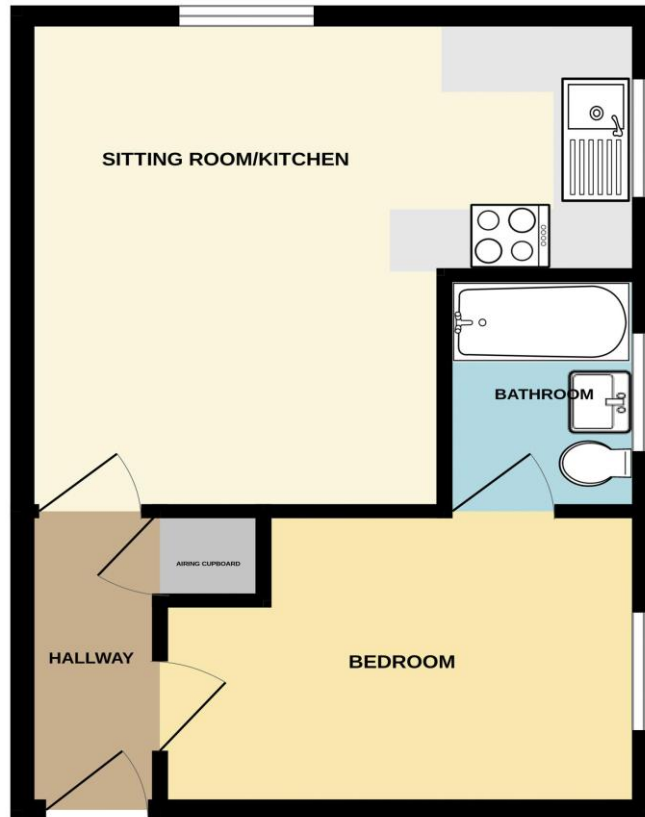
Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

**Offers Over £110,000
Leasehold**

FIRST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 338 sq.ft. (31.4 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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