



27 Lacy Court, Risbygate Street, Bury St. Edmunds, Suffolk, IP33 3AD

**MARK · EWIN**  
BURY ST EDMUNDS



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CHAIN FREE, WALK TO TOWN. A retirement complex for the OVER 60's within the highly regarded Lacy Court development. This CHAIN FREE apartment is located on the first-floor and offers hallway with airing cupboard, bathroom, sitting room with Juliette balcony and delightful views over the communal garden, kitchen and bedroom.

The development is located within walking distance of Bury St Edmunds town with its wide variety of shopping and recreational facilities. Communal services include: Lifts to all floors in the building, residents house manager, 24 hour care line, communal lounge, kitchen and laundry room. The guest suite can be booked by relatives and visitors.

All the outside grounds are fully maintained and include visitor parking. The corridors within the main property have recently been decorated and re-carpeted to a high standard and the outside has been completely redecorated this spring. There is an active social club within the complex, which organises weekly events as well as outside events, and all flat owners are able to join the social club if they wish to.

Length of Lease: 125 Years from 1st March 2003, 105 years remaining. Service Charge: £3,534.64 per annum Ground Rent: £182.50 for 6 months



#### Directions

From the town centre proceed along Parkway with the cinema and multistorey car park on your left. At the roundabout turn left and Lacy court can then be seen immediately on the right hand side.

#### 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.

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## Accommodation:

Entrance Hall

Shower Room 6' 10" x 5' 7" (2.08m x 1.69m)

Sitting Room 17' 8" x 11' 1" (5.39m x 3.39m)

Kitchen 9' 0" x 5' 9" (2.74m x 1.74m)

Bedroom 15' 6" x 8' 9" (4.73m x 2.66m)



## Additional Information:

Council Tax Band: B

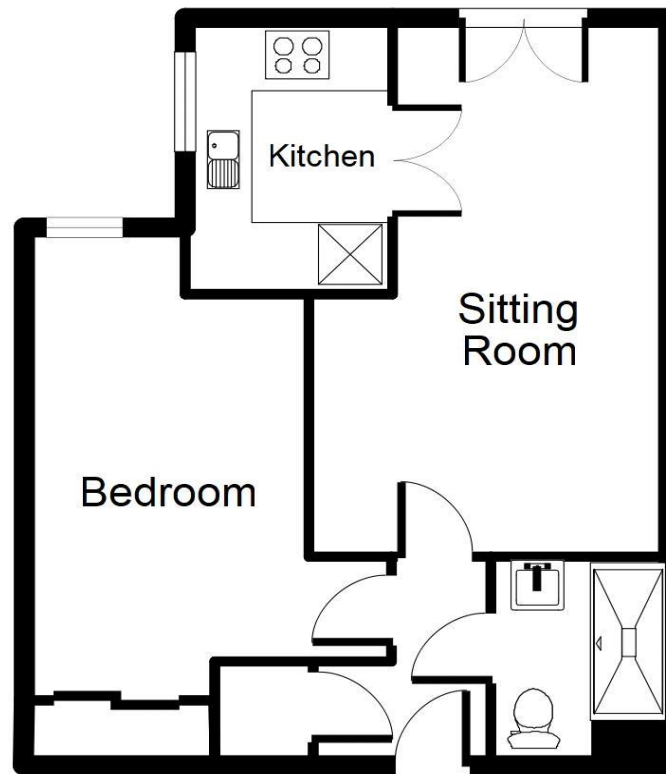
EPC Rating: B

Tenure: Leasehold

Guide Price £120,000  
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.

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

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