



Tamlyn House, Station Hill, Bury St. Edmunds, Suffolk, IP32 6AQ

**MARK EWIN**  
BURY ST EDMUNDS

# Tamlyn House, Station Hill, Bury St. Edmunds, Suffolk, IP32 6AQ

A high specification, second floor apartment located within Tamlyn House with allocated parking.

The property offers rapid access to the train station and is conveniently located within walking distance of the historic town centre and its excellent range of schooling, shopping, recreational and cultural facilities. The apartment offers an open plan kitchen area comprising an attractive range of gloss wall and base level units with built-in appliances including fridge-freezer, washer dryer, dishwasher and an eye level oven, further benefits include a boiling water tap and the kitchen is finished nicely by the way of under unit lighting.

There is plenty of space for a table and chairs and the sitting room benefits from a Juliette balcony. The bathroom is well-appointed with a rain head shower over the bath and an attractive finish to the tiling and units, the bathroom taps, and shower are electronically controlled with a touch pad giving you the option of your preferred temperate. The bathroom benefits from a heated towel rail and is finished nicely by the heated mirror with vanity lighting and under unit lighting.

The accommodation is completed by the good-size bedroom benefitting from a built-in wardrobe. Outside, the property benefits from allocated parking which is located close to the building for ease of access.

The apartments also have the use of a shared locked bike storage area and bin area.

## Additional Information:

Tenure: Leasehold

Ground Rent: £300 PA Management Charge: £1,034 PA

Lease: 125 years from 2019 -120 Years.

Remaining EPC Rating: B

Council Tax Band: B - £1,517.53 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage.

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



## Directions

Leave the town centre via St Johns Street, continue into Ipswich Street and straight over the roundabout on to Station Hill, Tamlyn House will be located on your left-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 / 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:

Open Plan Sitting Room / Kitchen 25' 3" x 13' 1" (7.70m x 3.98m)

Bedroom 13' 9" x 10' 6" (4.18m x 3.20m)

Bathroom 7' 3" x 6' 7" (2.22m x 2.00m)

Outside

Allocated Parking Space



Offers Over £190,000  
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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