



St. Andrews Court, Bury St. Edmunds, Suffolk, IP33 3PG

**MARK · EWIN**  
BURY ST EDMUNDS



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Suffolk, IP33 3PG

**NO ONWARD CHAIN.** Conveniently located within walking distance of the Town Centre is this two-bedroom first floor apartment.

The accommodation has the benefit of gated allocated parking and communal gardens. The accommodation comprises an entrance hall, fitted kitchen, sitting room, bathroom and two bedrooms. Parking is offered via an allocated space.

**Additional Information:**

Tenure: Leasehold

Lease Term: 99 Years from 1 January 1986.

(61 Years Remaining)

Service Charge £1355 Per Annum

Ground Rent £75 Per Annum

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

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

Services: Electric, Water and Drainage. (Please note that none of these services have been tested by the selling agent.)



**Directions**

Heading into town on Kings Road turn right onto St Andrews Street South, take the second turning right into St Andrews Court.

**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 5' 8" x 2' 9" (1.73m x 0.85m)

Sitting Room 10' 1" x 18' 3" (3.08m x 5.55m)

Kitchen 9' 5" x 9' 3" (2.88m x 2.82m)

Bedroom One 8' 7" x 10' 6" (2.61m x 3.20m)

Bedroom Two 8' 6" x 6' 11" (2.60m x 2.12m)

Bathroom 7' 10" x 5' 5" (2.40m x 1.66m)

Communal Hallway/Gardens

Allocated Parking Space



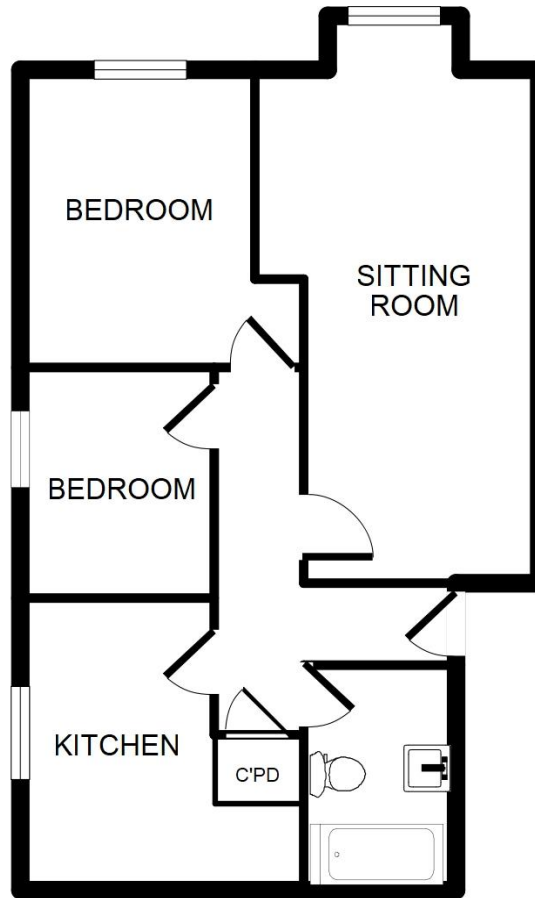
### Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Leasehold

£180,000  
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. 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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