



Eastgate House, Bury St. Edmunds, Suffolk, IP33 1YQ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 1YQ

Located a short walk from the town centre is this retirement apartment for the over 60's.

The property offers accommodation to include a fitted kitchen, sitting room, shower room and a bedroom. The property also benefits from a communal sitting room, function room, launderette, gardens and a resident warden.

Additional Information:

Tenure: Leasehold

Lease Term: 99 Years from 4 February 1994

Term Remaining: 68 Years

Ground Rent: £30

Service Charge: £229 per month.



Directions

Proceeding on foot from Bury St Edmunds town centre, leave the market square down Abbeygate Street towards Angel Hill with the Cathedral and entrance to the Abbey Gardens directly in front of you. Turn left and follow Angel Hill round into Mustow Street then in to Eastgate Street. Eastgate House can be located on the right 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:

Entrance Hall 3' 7" x 6' 8" (1.10m x 2.04m)

Sitting Room 16' 0" x 9' 3" (4.88m x 2.83m)

Kitchen 9' 5" x 9' 4" (2.88m x 2.85m)

Bedroom 13' 6" x 8' 10" (4.12m reducing to 3.82m x 2.68m)

Shower Room 7' 10" x 5' 10" (2.40m x 1.78m)

Communal Hallway



Additional Information:

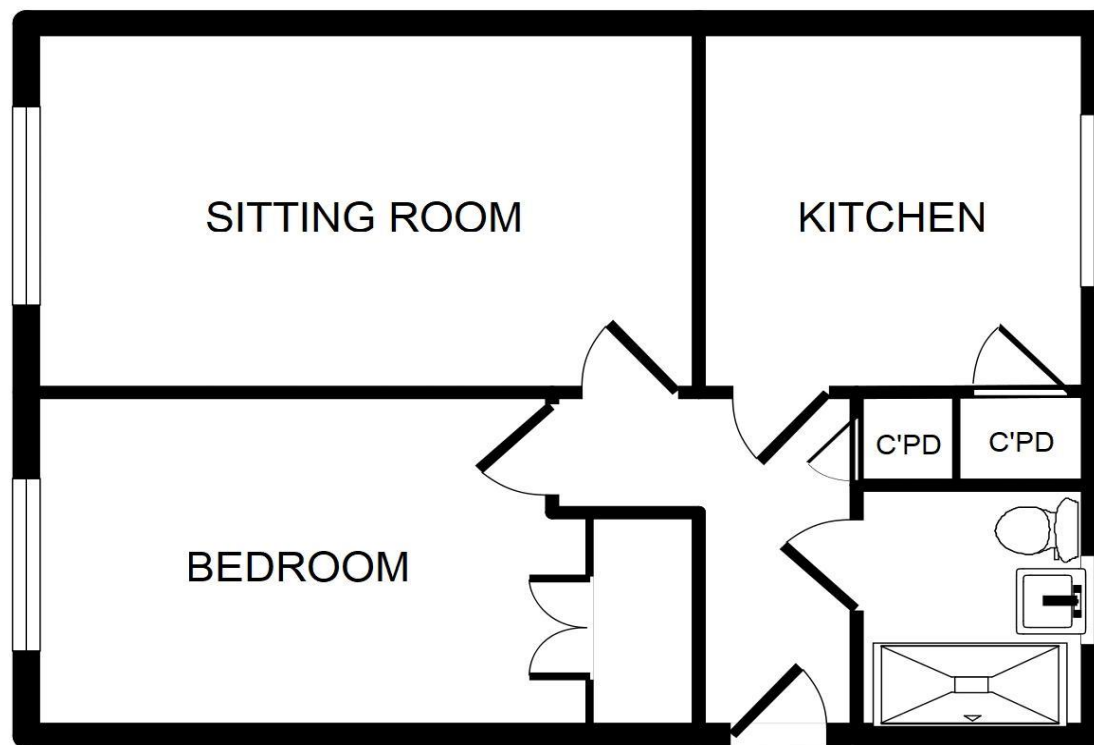
Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

Offers Over £90,000
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

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

