



8 Tannery Drive, Bury St. Edmunds, Suffolk, IP33 2SD

This attractively presented first floor apartment occupies a particularly sought after location, within a short walk of the town centre and yet in a quiet and peaceful setting.

The property, which offers well proportioned accommodation, would be perfect for first time buyers, those looking to downsize or anyone looking for a sound buy to let investment.

- Well presented first floor apartment
- Occupying a popular and convenient location
- Hall, spacious sitting/dining room, fitted kitchen
- 2 Good sized bedrooms, bathroom
- Communal gardens and parking space

O.I.E.O £200,000





General Information

The property is situated within the popular and sought after Sexton's Meadow residential development, which is within walking distance of the town centre, Abbey Gardens and Theatre Royal. For those commuting there is also good access to the A14 which provides useful links to Cambridge, Ipswich and London/Stansted Airport via the A11/M11.

Whether you are looking for your first home, something you can lock and leave or perhaps an addition to your investment portfolio, this well maintained and much improved 2 bedroom apartment is bound to appeal.

A secure communal entrance hall with an entryphone system leads to the first floor and the private entrance hall of the apartment. The spacious sitting/dining room has a dual aspect and enjoys a good degree of natural light. The kitchen area has a range of fitted cupboards and worktop surfaces and includes ample appliance space and an integrated oven, hob and cooker hood.

The main bedroom is a spacious double room and includes fitted bedroom furniture. Bedroom 2 is a good sized single room and is currently being used as a home office/occasional bedroom. Finally, the bathroom includes a modern white suite with panel enclosed bath with shower over, low level wc and wash hand basin. There is a useful storage cupboard which also houses the hot water tank. Heating is provided by electric economy 10 with new energy efficient heaters having been installed over the last few months.

Outside
The property is set in established communal gardens and includes a parking space to the rear. There is ample additional parking within the road.

Lease
The property has a 999 year lease which began in 1993 leaving approximately 974 years remaining. There is an annual Ground Rent of £70.60 and an annual service/maintenance charge of £1426.18 which also covers buildings insurance.

Directions
From Angel Hill proceed past Chequer Square into Crown Street and bear right into Sparhawk Street. Proceed through St Mary's Square into Southgate Street, continue to follow the road and shortly after Southgate Street becomes two-way turn right into Sextons Meadow. Continue on Sextons Meadow, bear left into Rockingham Road and then turn immediately right into Tannery Drive, the property will be seen on the right.

Entrance Hall

Sitting Room 16'8 x 13'8 max, 10'0 min (5.08m x 4.17m max, 3.05m '0.00m min)

Kitchen 9'10 max x 6'4 (3.00m max x 1.93m)

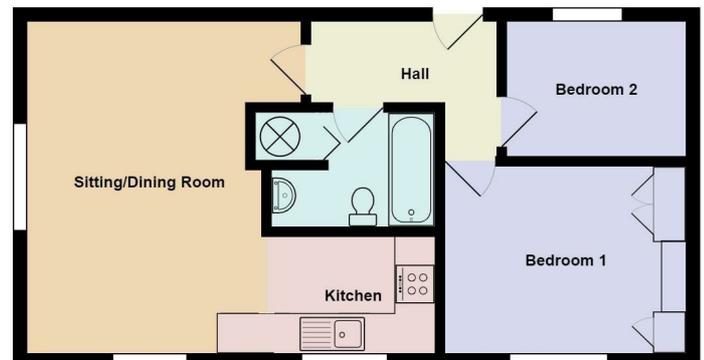
Bedroom 1 12'0 x 9'5 (3.66m x 2.87m)

Bedroom 2 8'11 x 6'8 (2.72m x 2.03m)

Bathroom

Communal Gardens

Parking Space



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 81 |
| England & Wales | EU Directive 2002/91/EC | |