



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

Occupying an established location, just off the town centre, this well maintained ground floor apartment would be perfect for first-time or investment buyers.

As the apartment is located on the ground floor it would also be ideal for anyone wanting to live life on one level without paying the high prices bungalows often command.

- Attractively presented ground floor apartment
- Situated within a short walk of the town centre
- Hall, sitting/dining room, kitchen
- 2 Good sized bedrooms, shower room
- Communal gardens and parking space

Offers In Excess Of £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.

A secure communal entrance hall with an entryphone system leads to 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. Bedroom 2 is a good sized single room and is currently being used as a dressing room. Finally, the bathroom has been converted to a shower room. There is a useful storage cupboard which also houses the hot water tank. Heating is provided by electric economy 10 with night storage heaters. There is wood laminated floor fitted in the hallway, sitting room and both bedrooms.

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/Dining Room 16'8 x 18'8 max, 10'0 min (5.08m x 5.69m max, 3.05m min)

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

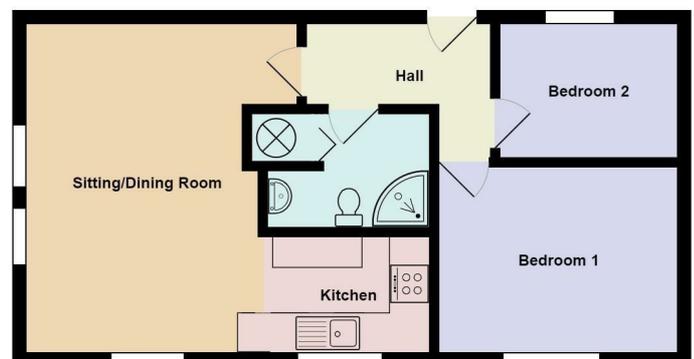
Bedroom 1 12'0 x 9'5 (3.66m x 2.87m)

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

Shower Room

Communal Gardens

Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	