



31 Southgate House, Rougham Road, Bury St. Edmunds, Suffolk, IP33 2RN

This spacious retirement apartment is located on the first floor of this stunning Grade II Listed Georgian Townhouse. The property, which is being sold CHAIN FREE, is part of the Southgate House retirement complex – exclusively designed for the over 60's.

The apartment, which provides well-proportioned accommodation with excellent ceiling heights and lots of natural light, is set in attractively landscaped communal gardens with ample parking.

- First floor apartment exclusively for the over 60's
- Set in attractively landscaped communal gardens
- Hall, spacious sitting room, fitted kitchen
- Double bedroom, large bathroom
- Electric heating, emergency pull cord alarm system
- NO UPWARD CHAIN

Guide Price £120,000





General Information

Southgate House is a managed retirement development for the over 60's and is located on the southern side of the town, and stands behind an impressive brick pillared entrance and sweeping driveway approach. The communal gardens are beautifully maintained and provide a lovely setting for the apartment.

Bury St. Edmunds provides an excellent range of recreational and shopping facilities, whilst the A14 provides easy access to both Ipswich and Cambridge.

The apartment is located on the first floor of a converted Grade II Listed house and offers well proportioned rooms with plenty of natural light. Whilst the property has been well maintained, potential now exists for some updating which is why the property is being marketed at such a competitive price.

It is also important to note that there is no lift or opportunity for a stairlift, so buyers would need to have a certain level of mobility to access the first floor.

Each room within the apartment has an emergency pull cord system to alert the on site manager if required. During times when the Manager is not on site the alarm is sent through to a central monitoring system which is available 24 hours a day, 365 days a year.

The spacious accommodation is served by electric heating and in brief comprises: Entrance hall, spacious sitting room, fitted kitchen, bathroom and good sized double bedroom.

Outside

The apartment enjoys views over the superbly landscaped communal gardens which include ample parking. There is also a residents lounge and conservatory.

Agents Note – The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

Tenure – For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 01.08.1986. Service charge: £2655 per annum. Ground rent: £60 per annum.

There is also a clawback arrangement within the lease to add to a sinking fund for maintenance – further details upon request.

Council Tax Band B.

Directions. The main entrance for Southgate House is off Vale Road, which is the road off Rougham Road leading up to Dobbies Garden Centre. On entering the driveway to Southgate House continue to the very end of the road.



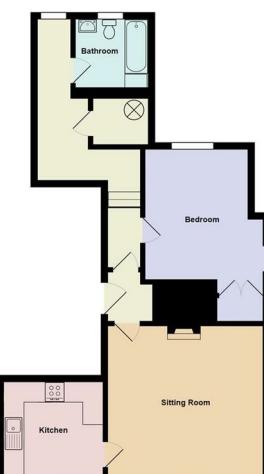
Entrance Hall

Sitting Room 15'5 x 15'2 (4.70m x 4.62m)

Kitchen 9'10 x 9'7 (3.00m x 2.92m)

Bedroom 12'10 min x 10'0 (3.91m min x 3.05m)

Bathroom 7'4 x 6'10 (2.24m x 2.08m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/51/EC	