



3 Robin Hood Court, Vinery Road, Bury St. Edmunds, Suffolk, IP33 2JP

This SPACIOUS GROUND FLOOR APARTMENT would be perfect for First Time Buyers, Investment Buyers or indeed those people looking towards retirement.

The property occupies an extremely well-served location and has its own private gardens and parking. The apartment will require elements of updating and is being sold CHAIN FREE.

- Ground floor apartment offering great potential
- Close to all amenities including shops and Hospital
- Hall, sitting room, kitchen, conservatory
- Double bedroom, shower room. Gas heating, uPVC glazing
- Private gardens and allocated parking

Guide Price £150,000





General Information

The property is located close to a parade of shops, on a regular bus route and within walking distance of the West Suffolk Hospital. The town centre is approximately 15 minutes walking distance and provides an excellent range of shops, restaurants and leisure facilities.

The apartment is located on the ground floor of an established complex of 12 units where each apartment owner becomes a 12th shareholder of the freehold. As previously mentioned the property does need a little updating making it something of a 'blank canvas'. Having said this, the property does have gas fired central heating with a new combination boiler having been installed in January 2021. The apartment also has cavity wall insulation, uPVC sealed unit glazing and a new shower.

In our opinion, the property would be perfect for first time buyers or anyone looking to live life on one level without paying the very high prices that bungalows often command. Bearing in mind the property is close to Hospital it would also make an excellent buy to let with an estimated rental value of at least £700 pcm.

In brief, the accommodation comprises Entrance hall with built-in storage, dual aspect sitting room with a conservatory off, kitchen, shower room and a double bedroom.

Outside

The apartment has its own private gardens which are of a good size and are laid mainly to lawn with well-stocked borders. There is an allocated parking space and a useful brick built shed.

Lease

The property has the benefit of having a very long lease with approximately 948 years remaining. There is a combined ground rent and service charge of around £1075 which includes buildings insurance, window cleaning and the maintenance of communal areas.

Directions

From the town centre proceed along Westgate Street crossing over Parkway into Out Westgate. At the Spread Eagle traffic lights turn left into Vinery Road. Robin Hood Court is then on the lefthand side, just after the shopper's car park.

Entrance Hall

Sitting Room 16'11 x 10'1 (5.16m x 3.07m)

Kitchen 10'5 max x 6'1 (3.18m max x 1.85m)

Bedroom 10'10 x 10'5 (3.30m x 3.18m)

Shower Room 6'4 x 5'11 (1.93m x 1.80m)

Conservatory 9'10 x 7'10 (3.00m x 2.39m)

Garden



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			
England & Wales		68	72
		EU Directive 2002/91/EC	