



17 Lacy Court Risbygate Street, Bury St. Edmunds, Suffolk, IP33 3AD

LOSE THE STAIRS AND RETIRE IN COMPLETE COMFORT!

This attractively presented modern apartment is situated within the very popular retirement complex of Lacy Court- a select development designed exclusively for the over 60's and located just a short walk to the town centre.

Lacy Court offers an excellent range of facilities including an on-site manager, a smart communal lounge and beautifully maintained gardens with parking.

- Well maintained and thoughtfully improved retirement apartment
- Hall, sitting/dining room, fitted kitchen
- Double bedroom, refitted shower room
- Communal lounge, gardens, laundry and onsite manager
- uPVC sealed unit glazing, electric heating, excellent energy efficiency rating
- NO UPWARD CHAIN - Early viewing advised



Guide Price £125,000

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General Information

Lacy Court is located on Risbygate Street, which is within easy reach of the town centre and all local amenities. The market town of Bury St. Edmunds offers a superb range of cultural, recreational and shopping facilities, with the West Suffolk Hospital and A14 also within easy reach. The development is very secure making it perfect for those people wanting to be able to leave their home for periods of time whilst perhaps travelling and enjoying their retirement.

Located on the same floor as the secure reception hallway and all other communal facilities, this well-presented apartment offers comfortable accommodation, which comprises: Entrance hall, with doors to the sitting/dining room, bedroom, storage cupboard and shower room.

The sitting/dining room is a generous size and has double doors to the kitchen. The kitchen features a range of fitted units with a built-in eye-level oven and hob. The bedroom is also of a good size and includes built-in wardrobes. The bathroom has been converted into a shower room with a large walk-in shower, toilet and vanity wash hand basin.

Communal services include: Lifts to all floors, a resident's house manager, 24-hour care line and emergency pull cords in every room. There is a communal lounge, kitchen and laundry room and a guest suite which can be booked by relatives and visitors. All the outside grounds are beautifully landscaped and include mobility scooter parking and charging points.

Lacy Court residents must meet a minimum age criteria. A single occupant must be 60 or over and a couple must comprise of one partner 60 or over with the second partner being at least 55 years of age.

Lease Details

Lease Length 125 years from 1st March 2003.

Service/Maintenance Charge £2,856.86 per annum.

Ground Rent £365.00 per annum.

COUNCIL TAX – BAND B

Directions

From the town centre proceed down Parkway with the cinema and multistory car park on your left. At the roundabout turn left and Lacy Court can then be seen immediately on the right-hand side.

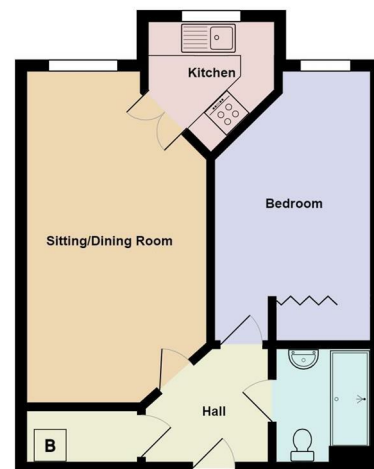
Entrance Hall

Sitting/Dining Room 19'9 x 10'8 (6.02m x 3.25m)

Kitchen 7'7 x 7'3 max (2.31m x 2.21m max)

Bedroom 13'5 max x 9'2 (4.09m max x 2.79m)

Shower Room 6'9 x 5'7 (2.06m x 1.70m)



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		EU Directive 2002/91/EC	

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