



12 St. Andrews Street Court, Bury St. Edmunds, Suffolk, IP33 3PG

If you love the idea of living in the very town centre, but would still want to be in a quiet setting, this superb first floor apartment might well be perfect.

Set in gated communal gardens with secure allocated parking, this 2 bedroomed home is being sold with the benefits of having both a very long lease and NO UPWARD CHAIN

- Exceptionally well presented first floor apartment
- Occupying a superb town centre location
- Ideal first time or investment buy
- Sitting room, fitted kitchen, 2 bedrooms
- uPVC sealed unit glazing, economy 7 electric heating
- Allocated parking space, communal gardens

Offers In Excess Of £195,000





General Information

St Andrews Court is conveniently located within a short walk of the town centre and just across the road from Waitrose. The market town of Bury St. Edmunds offers a superb range of educational, cultural, recreational and shopping facilities, with the West Suffolk Hospital and A14 also within easy reach.

The property is decorated throughout in a neutral colour scheme which emphasises the light nature of the accommodation. The well planned accommodation is heated by electric panel heaters and benefits from upvc sealed unit glazing. For added security there is door intercom system. The accommodation features two bedrooms, a good sized sitting room, kitchen and bathroom. As apartments this close to the town centre rarely become available early viewing is certainly advised.

The apartment would be ideal for anyone looking to add to their investment portfolio and would command a rental value of somewhere around £950 pcm

Lease Details

There is a 999-year lease which runs from 1st January 1986 with around 962 years remaining. The ground rent charge is £75 per annum and the Service/Maintenance charge is £1290 per annum. We understand that the purchaser would also own a 30th share of the freehold as the freehold is jointly owned by all apartment owners.

Outside

St Andrews Court is set in pleasantly landscaped communal grounds which are maintained as part of the service charge. There is one allocated parking space plus guest parking; all of which is accessed by a private electric gate. There is also the benefit of a communal shed providing useful storage.

COUNCIL TAX – BAND B

Directions

From the town centre proceed along St Andrews St South and take the 2nd right into St Andrews Court. The complex can be seen directly ahead.

Entrance Hall

Sitting Room 17'8 x 10'2 max (5.38m x 3.10m max)

Kitchen 9'5 max x 9'2 (2.87m max x 2.79m)

Bedroom 1 10'9 x 8'7 (3.28m x 2.62m)

Bedroom 2 8'6 x 6'11 (2.59m x 2.11m)

Bathroom 7'11 x 5'6 (2.41m x 1.68m)

Communal Gardens

Allocated parking



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		71	80
EU Directive 2002/91/EC			