



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

**RETIRE IN STYLE!** – This well presented modern apartment is situated within the highly regarded retirement complex of Lacy Court– designed exclusively for the over 60's and located just a short walk to the town centre.

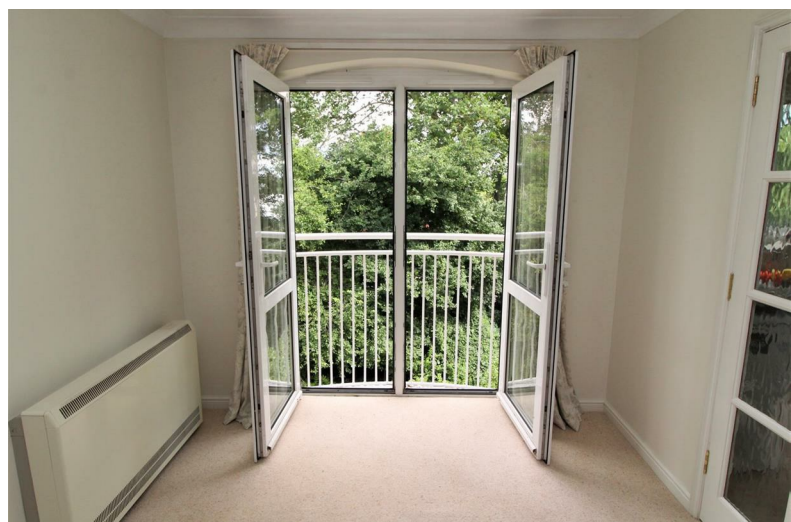
The development offers excellent facilities including an on-site manager, communal lounge and beautifully maintained gardens and parking. So, if you are looking for a maintenance free home with complete peace of mind, this lovely apartment might be perfect.

- Attractively presented retirement apartment
- Hall, spacious sitting/dining room, fitted kitchen
- Bathroom, Double bedroom with fitted wardrobes
- uPVC sealed unit glazing, electric heating, excellent energy efficiency rating
- Communal gardens, residents lounge, laundry room, on site manager
- NO UPWARD CHAIN – Early viewing advised

## Guide Price £120,000







## 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 educational, 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.

This well-presented apartment offers comfortable accommodation, which comprises: Entrance hall, with doors to the sitting/dining room, bedroom, storage cupboard and bathroom.

The sitting/dining room is a generous size and has double doors to the kitchen and french doors opening to a Juliette Balcony. The kitchen features a range of fitted units with a built-in eye-level oven and hob. The bedroom is particularly well-proportioned and benefits from built-in wardrobes. The bathroom is fitted with a toilet, vanity wash hand basin and panel enclosed bath with shower over.

Communal services include: Lifts to all floors in the building, residents house manager, 24 hour care line, pull cords in every room, communal lounge and kitchen, laundry room and scooter charging/parking. The guest suite can be booked by relatives and visitors. All the outside grounds are fully maintained.

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 multistorey 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

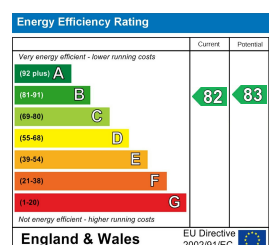
Sitting/Dining Room 19'6 max x 11'1 max  
(5.94m max x 3.38m max)

Kitchen 8'11 x 5'8 (2.72m x 1.73m)

Bedroom 19'8 x 8'8 (5.99m x 2.64m)

Bathroom 6'9 x 5'5 (2.06m x 1.65m)

## Communal Gardens





Interested? Call us on 01284 755526



