



Flat 1, 59-60 Long Brackland, Bury St. Edmunds, IP33 1JH

PERIOD CHARM, TOWN CENTRE LOCATION. Whether you have been searching for your first home, something for investment or perhaps a property you can 'lock and leave' whilst travelling - this superb apartment is bound to appeal.

The property has a long lease and provides an excellent level of well-proportioned accommodation including a sizeable sitting room and 2 bedrooms.

- Spacious first floor apartment with period features
- Situated close to all town centre amenities
- Hall, sitting/dining room, fitted kitchen, bathroom
- 2 Bedrooms, gas fired central heating, uPVC sealed unit glazing
- Ideal investment or first time purchase
- Early viewing advised - CHAIN FREE

Guide Price £190,000





General Information

The property occupies an established location. Long Brackland is situated at the bottom of St Johns Street, but is a no-through road so despite being very central is much less affected by traffic. Town centre shops and restaurants are a short walk away, as is the railway station. The A14 can be easily reached providing a fast route to Ipswich, Cambridge and London (Via the M11).

If you have been looking for an apartment in the town centre, but have been disappointed with the very 'standard' flats that are available or have perhaps been shocked by the prices of the 'luxury' new homes, this lovely apartment will certainly be of interest.

The accommodation, which is served by gas-fired central heating and uPVC sealed unit glazing, includes a fitted kitchen and a spacious sitting room with plenty of space for a dining table. There are 2 good sized bedrooms and a modern bathroom.

Whilst the property is being sold with NO UPWARD CHAIN, investment buyers will be interested to learn that the property is currently tenanted with an excellent Tenant, paying £800 pcm. The existing Tenant has been served notice but loves living in the apartment and would be happy to stay.

Lease

The property has a 999 year lease running from 1st October 2006 with approximately 982 years remaining. The owner of each apartment owns a share of the freehold and as such makes contributions for maintenance when required. There is also no ground rent, making this apartment much more cost-efficient than modern apartments with high service charges.

There is ample permit parking within Long Brackland and neighbouring streets.

COUNCIL TAX – BAND B

Directions

From the town centre proceed down St Johns Street leading into Long Brackland. The property will be seen on the right-hand side on the corner of St Martins Street.

Hall

Sitting Room 14'10 x 13'0 (4.52m x 3.96m)

Kitchen 9'4 x 7'7 (2.84m x 2.31m)

Bedroom 1 11'0 x 18'5 max 10'10 min (3.35m x 5.61m max 3.30m min)

Bedroom 2 7'11 x 7'8 (2.41m x 2.34m)

Bathroom 6'2 x 5'8 (1.88m x 1.73m)



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		77	82
		EU Directive 2002/91/EC	