



REAR OF APARTMENT

19 Oakes Close, Bury St. Edmunds, IP32 6QE

GET ON THE PROPERTY LADDER – The well presented ground floor apartment would be ideal for first time buyers or indeed anyone looking for a sound investment.

Situated close to a range of local amenities, the property offers spacious accommodation which is appointed to a good standard. The apartment has a small garden, communal parking and is being sold with the benefit of having NO UPWARD CHAIN.

- Attractively presented ground floor apartment
- Occupying a tucked away position close to amenities
- Hall, spacious sitting room, fitted kitchen
- Double bedroom, shower room, ample storage
- Gas fired central heating, uPVC sealed unit glazing
- Communal parking, garden. CHAIN FREE

Guide Price £149,500



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General Information

The property is located on the Howard Estate and is close to many local amenities including shops, sports centre and schooling for all ages. The town centre is around 1.5 miles away and can be reached by a regular bus service, car or cycleway. Bury St. Edmunds offers a superb range of educational, recreational and shopping facilities.

This ground floor apartment offers well proportioned accommodation and benefits from gas fired central heating and uPVC sealed unit glazing. The property, which is being sold with NO UPWARD CHAIN, is decorated in a neutral colour scheme, adding to the feeling of light and space.

In our opinion, the apartment would be ideal for first time buyers or those people in their more mature years. The property would also make an ideal addition to anyone's investment portfolio and has a rental value of around £695 PCM.

The accommodation includes a spacious sitting/dining room, a fitted kitchen, a modern shower room and a large double bedroom.

Outside

There is a useful outside storage cupboard and a small area of garden which has been hard landscaped for ease of maintenance. There is a communal parking area close by.

Lease details

The property has a 114 year lease running from 2002 with approximately 93 years remaining. There is a monthly service charge of £30.49.

COUNCIL TAX – BAND A

Directions

From the town centre, proceed along Northgate Street, crossing over the roundabout into Out Northgate. Continue into Fornham Road, turning left at the traffic lights onto Tollgate Lane. Follow the road past the County Upper School and at the mini roundabout turn right onto Oakes Road. At the next mini roundabout turn left then immediately left again into Oakes Close. The apartment is towards the bottom left hand corner. A pathway leads to the rear of the building and to the front door of the apartment.

Hall

Sitting Room 15'4 x 10'3 (4.67m x 3.12m)

Kitchen 9'3 x 7'0 (2.82m x 2.13m)

Bedroom 15'4 x 8'10 (4.67m x 2.69m)

Shower Room 6'6 x 5'11 (1.98m x 1.80m)

Store

Garden

Communal 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	76
		EU Directive 2002/91/EC	

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