



114 Cryspen Court, Bury St. Edmunds, IP33 1EP

INDEPENDENT LIVING and PEACE OF MIND. Once you have reached your retirement years, your needs often change too and having somewhere with no maintenance becomes much more appealing. Add in a central town location and assistance on hand should you need it, and you have the perfect property.

The apartment, which is exclusively for the over 60's is being sold with NO UPWARD CHAIN.

- Well presented retirement apartment within the town centre
- Lounge/diner, fitted kitchen, double bedroom
- Shower room, good storage, electric heating
- On site manager and 24 hour emergency call system
- Communal lounge, lovely gardens
- NO UPWARD CHAIN - VIEW TODAY!

Guide Price £90,000





General Information

The property is located on the first floor of Cryspen Court which is a well respected retirement complex located within the town centre. There are a number of amenities close by including excellent shopping, doctors surgery and a library.

Cryspen Court is a managed retirement complex for the over 60's. There is an on site manager during weekdays who is on hand to assist with any emergencies. When the manager is not on duty, calls go through to a central control system, so help is never far away.

The complex is very secure with an entry phone system and manager's office by the front door. A lift takes you to the first floor where a further landing area leads to the apartment.

Once inside, the entrance hall has 2 sets of cupboards and gives access to the lounge/diner which in turn leads to the fitted kitchen. The double bedroom has built-in wardrobes with mirrored doors. Finally, the bathroom has been converted into a shower room. Heating is provided by electric heaters and you will note the property has an excellent energy performance rating.

Outside

The complex has lovely communal gardens with mature trees, shrubs and flowers borders. There is also the benefit of limited communal on-site parking.

Lease details and charges

The property has a 99 years lease running from 1986. There is a service charge covering the costs of the manager, emergency call centre and communal areas, this charge is currently £3162.73 per annum. There is also an annual ground rent which is £275.02.

Agents Note

In order to buy the apartment, purchasers must be at least 60 years old and be in reasonable good health as it is a sheltered retirement home and does not provide any nursing care.

Council Tax Band – B

Directions

Cryspen Court is located off Cannon Street/Garland Street, on the northern side of the town centre.

Entrance Hall

Lounge/Diner 16'10 x 11'9 (5.13m x 3.58m)

Kitchen 8'7 x 6'1 (2.62m x 1.85m)

Shower Room 5'9 x 5'7 (1.75m x 1.70m)

Bedroom 11'2 x 9'4 (3.40m x 2.84m)

Residents Lounge

Communal Gardens

