



## 1 Hengham House, Auction Street, Bury St. Edmunds, Suffolk, IP33 3FE

**STYLISH TOWN CENTRE LIVING** – This 2 bedroom first-floor apartment occupies a superb position within the heart of Bury St. Edmunds, close to shops, restaurants and all other amenities.

This CHAIN FREE property has a light and bright contemporary feel with an open plan kitchen and sitting room, 2 good sized bedrooms and a 31ft long balcony.

- Superb first floor town centre apartment
- Hall, open plan kitchen/dining/sitting room
- 2 Good sized bedrooms, spacious bathroom
- 31ft balcony, secure building with lift
- Parking permit included, NO UPWARD CHAIN

**Guide Price £240,000**





**General Information**

The property occupies a superb position on the very edge of 'The Arc' – a stylish development of retail, residential and entertainment units in the heart of the town centre.

In our opinion, the apartment would make an ideal first home, investment property or Airbnb. As the property has a lift it would be suitable for buyers of all ages. This particular apartment has a sunny south facing aspect and therefore enjoys lots of natural light.

The apartment was built in 2009 and has been owned since new by the present owner – testament if needed as to what a lovely property it has been to live in. Apart from perhaps a quick lick of paint, this CHAIN FREE home is pretty much 'ready to go' and is bound to have wide appeal.

A secure communal entrance hall with an entry phone system and lift leads to the first floor. A communal landing area leads to the apartment. On entering the apartment a spacious hallway gives access to all rooms and includes a large storage cupboard and further airing cupboard.

The main living space has full-width glazed doors opening onto the balcony. There is ample space for both a sitting and dining area. The kitchen is fitted with ample cupboards and worktop surfaces together with an integrated oven, hob, dishwasher, fridge freezer, water softener and washer/dryer.

Both bedrooms have direct access to the balcony and the bathroom has been extended to incorporate a separate high specification shower. Heating is provided by electric heaters and all rooms have a generous number of power and media sockets.

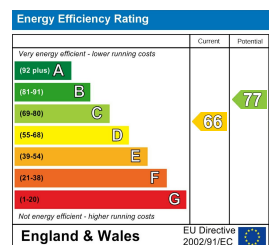
**Outside**  
Parking is available within The Arc Car Park (1 Permit included).

**COUNCIL TAX – BAND B**

**LEASE DETAILS**  
The property has a 154 year lease which began in 2006 – with approximately 136 years remaining. There is an annual Ground rent of £250 per annum. The service charge is currently £1753.51 per annum. This also covers building insurance and 1 parking permit.

**Directions.** Hengham House is located over the former Top Shop and Joules Store, almost opposite Costa Coffee and close to the Apex Venue.

**Communal Hall with lift**  
**Hall**  
**Kitchen Area 14'10 x 6'4 (4.52m x 1.93m)**  
**Sitting/Dining Area 14'8 x 11'5 (4.47m x 3.48m)**  
**Bedroom 1 12'0 x 11'2 (3.66m x 3.40m)**  
**Bedroom 2 12'8 min x 7'2 (3.86m min x 2.18m)**  
**Bathroom 7'7 x 6'6 plus shower (2.31m x 1.98m plus shower)**  
**Balcony 31'2 x 3'6 (9.50m x 1.07m)**



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.



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