



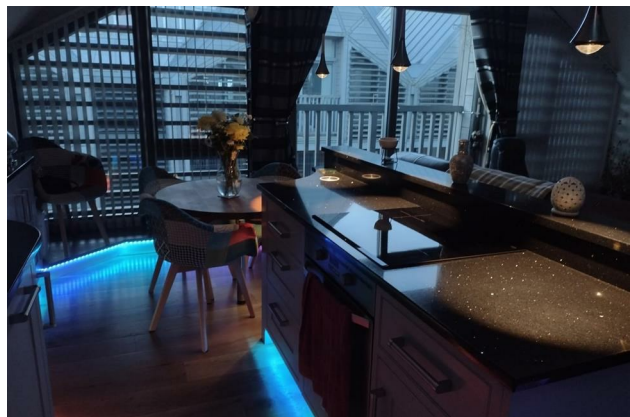
11 Hengham House, Auction Street, Bury St. Edmunds, IP33 3FE

Penthouse with position, parking, stunning lifestyle and more!

In the very heart of Bury St Edmunds, The Arc is a stunning mixed-use development, with retail, entertainment, cafes and restaurants, and residential. Find yourself in the middle of everything!

- Town Centre – a wonderful lifestyle opportunity
- Stunning Architect designed – with Bespoke improvements
- Huge open reception room – updated kitchen
- Secure entry, lift access and private entrance door
- South facing, flooded with light, great position
- Second floor, one bedroom, bathroom, storage & parking

Guide Price £240,000





General Information

Town Centre living in STYLE! Simply outstanding, this individual and stylish home is situated in the middle of it all. Secure entry from the street level leads via lift or stairs to the roof of this marvel, and your personal front door access into a stunning 'penthouse'. Impressive architecture and soaring ceilings, lofty custom storage awaits.

Your new front door leads to the generous hallway, featuring engineered oak floors that run throughout, and access to all rooms. The main event of course is the amazing living space, which includes wall-to-wall, south-facing glass, an apex height of nearly 5 metres. A contemporary space that's great for entertaining or relaxing. Comfort is added by 3 high level infra-red heated panels for winter and a wide opening glass door, for summer breezes.

Added to this voluminous space, is a bespoke kitchen (much improved from the original spec and layout) with large island featuring a built-in round dining table, and storage aplenty, with beautiful granite work surfaces glistening on top. Splashbacks feature a historic map of BSE and are a unique and interesting graphic feature. The owner has also added extra practical features, such as a second hot water heater, an induction hob, as well as quality built-in kitchen appliances, a Fridge Freezer and Washing Machine.

The apartment also benefits from low level automatic LED lighting, and a water softener with reverse osmosis filtering. There is a practical and smart bathroom including a bath with shower over, ample built vanity cabinetry with low level LED lighting below, and infra-red heated mirror. Storage cupboards are off the hallway. The bedroom has a large skylight and there is a unique loft style storage area with a timber ladder to access a large void above.

COUNCIL TAX – BAND A

LEASE DETAILS

The property has a current lease expires November 2160 so approximately 136 years remaining. There is an annual Ground rent currently of £200 per annum (set until 2031). The service charge is currently £1301.32 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.

Entrance Hall 9'7" x 4'0" (2.94 x 1.23)

Bathroom 9'7" x 6'0" (2.94 x 1.83)

Bedroom 10'9" x 7'10" plus storage space (3.29 x 2.40 plus storage space)

Living room / Kitchen diner 22'8" x 18'0" (6.92 x 5.50)

Exterior

Secure Entry / Lift access

