



## 39 Trinity Mews, Bury St. Edmunds, IP33 3AT

This attractively presented first-floor apartment occupies a popular location, within a short walk of the town centre and benefits from allocated parking and an extended lease.

The property, which has NO UPWARD CHAIN, would be perfect for first-time buyers, those looking to downsize or anyone looking for a sound buy to let investment.

- Well maintained 2 bedroom first floor apartment
- Hall, sitting/dining room, refitted kitchen
- Communal gardens, allocated parking
- uPVC sealed unit glazing, electric heating
- Ideal investment purchase – CHAIN FREE

Guide Price £170,000







## General Information

The property is located on the first floor of a purpose built apartment block. This particular apartment is located towards the centre of the development – so is away from traffic noise and has pleasant views over the communal gardens.

Trinity Mews is situated within a 5-minute walk of town centre shopping and all other local amenities. It is also within comfortable walking distance of the railway station.

Whether you are looking for your first home, or something you can 'lock and leave', this well presented apartment is bound to be of interest. Trinity Mews is also popular with landlords and a typical rental value for this type of home would currently be around £1,100 pcm.

The lease is currently in the process of being extended giving a remaining lease term of around 188 years. You will note that the service charge and ground rent are also set at a very fair level – making this an excellent investment.

A secure communal entrance hall with an entry phone system leads to the first floor. Once inside the apartment, you will see that it has a neutral colour scheme, adding to the feeling of light and space.

The dual-aspect sitting room includes space for a small dining table. The refitted kitchen includes ample cupboards and worktop surfaces together with appliance space and an integrated oven with hob. There are 2 bedrooms and a smart bathroom with a white suite.

### Outside

The property is set in communal gardens and has an allocated parking space. There is also ample parking space for visitors.

COUNCIL TAX – BAND B

### Lease details

The lease is in the process of being extended and will have approximately 188 years remaining to expire on 30/03/2212. There is an annual Service Charge of £995 per annum and an annual Ground Rent of £75 per annum.

### Directions

Proceed down Parkway, passing the cinema and multi-story car park on the left. Continue straight over the roundabout passing the Fire Station. Just after the pedestrian crossing turn left into Springfield Road than immediately left into Trinity Mews.

## Entrance Hall

Sitting/Dining Room 13'4 x 10'6 (4.06m x 3.20m)

Kitchen 10'6 x 5'10 (3.20m x 1.78m)

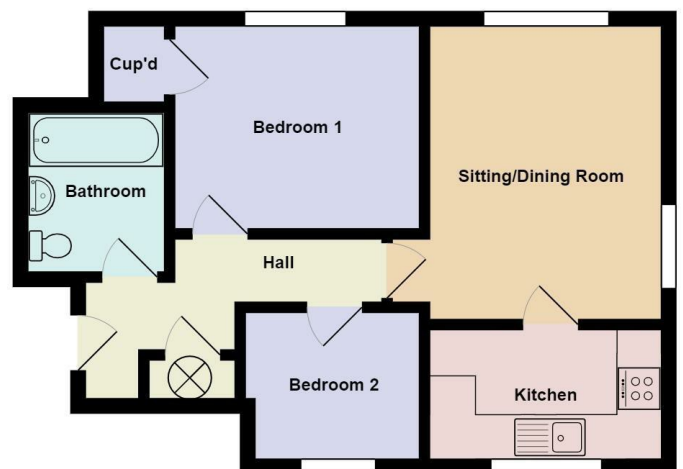
Bedroom 1 11'1 x 9'2 (3.38m x 2.79m)

Bedroom 2 7'10 max 6'9 (2.39m max 2.06m)

Bathroom 7'3 x 6'2 (2.21m x 1.88m)

Communal Gardens

Allocated 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		68	79
		EU Directive 2002/91/EC	