



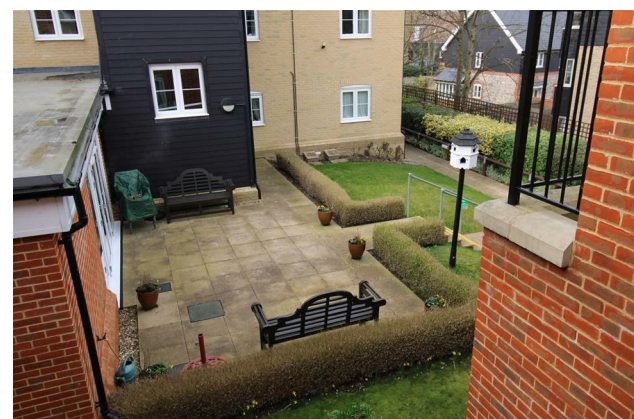
26 Lydgate Court, Bury St. Edmunds, IP33 2FB

RETIRE IN COMFORT in this modern FIRST FLOOR apartment. We all know using the stairs is good for our health, but don't worry, if you are loaded down with shopping, just take the lift!

1 of 38 purpose-built luxury flats designed specifically for those over 55, this spacious 2-bedroom apartment is located towards the rear of the building and overlooks the communal gardens. With NO UPWARD CHAIN, it couldn't be better!

- First floor retirement apartment with lift access
- Located close to amenities and bus route
- Hall, sitting/dining room, fitted kitchen
- 2 Good sized bedrooms, shower room
- Gas central heating, uPVC sealed unit glazing
- Communal gardens, parking and residents lounge

Guide Price £190,000





General Information

Lydgate Court is located on Abbots Gate, which is situated within easy reach of the town centre and all local amenities. The development is very secure making it perfect for those people wanting to be able to leave their home for periods of time whilst perhaps travelling and enjoying their retirement. The A14 can be easily accessed which leads to Ipswich, Cambridge and London via the M11.

Lydgate Court is designed exclusively for the over 55s and although not sheltered accommodation in the traditional sense, does still have a very useful intercom and emergency system in each apartment connecting to a 24 hour, 365-day monitoring station. The building is set in attractive communal gardens with resident and guest parking. Amenities include a Residents Lounge and Library/Meeting room.

This particular apartment is located on the first floor, towards the rear of the building and overlooks the communal gardens.

The accommodation is served by gas fired central heating and uPVC sealed unit glazing. The spacious entrance hall has 2 storage cupboards including 1 which houses the gas fired combination boiler. The sitting room is large enough to take a dining table and opens up into the kitchen.

The kitchen is fully fitted with a washing machine, an integrated fridge freezer, a double oven, hob, and an extractor hood. The spacious bathroom features a convenient walk-in shower. There are 2 good sized bedrooms, the larger of which has extensive built-in wardrobes.

Outside

The property has use of the communal gardens and parking area

Lease Details

The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of around £3555.18 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, Residents' lounge, lifts to all floors and security/emergency system.

COUNCIL TAX -BAND C

Directions:

From Bury St. Edmunds town centre proceed on Cullum Road to the roundabout and take the 3rd exit onto Wilkes Road. Continue to follow the road turning right onto Barons Road, then right into Laundry Lane and Abbots Gate.

Hall

Sitting/Dining Room 15'9 x 14'11 max overall (4.80m x 4.55m max overall)

Kitchen 7'11 x 7'7 (2.41m x 2.31m)

Bathroom

Bedroom 1 12'11 plus recess x 9'1 (3.94m plus recess x 2.77m)

Bedroom 2 8'8 x 8'2 (2.64m x 2.49m)

Residents Lounge & Library

Communal Gardens

Communal parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



