53 Maltings Way,
Bury St. Edmunds, IP32 6EY

Guide Price
£160,000

A superb ground-floor apartment in a popular location

This attractively presented ground-floor apartment would be perfect for first-time buyers or anyone looking for a worthy addition to their investment portfolio.

The property which benefits from gas-fired central heating and UPVC sealed unit glazing, offers a well-planned layout including a large reception room, a double bedroom and a stylish fitted kitchen.

Set in communal gardens with allocated parking, this well-appointed home is bound to have wide appeal.

- Attractively presented ground-floor apartment
- Occupying a popular and convenient location
- Gas-fired central heating, UPVC glazing
- Spacious living room with dining area
- Fitted kitchen, double bedroom, bathroom
- Allocated parking space and communal gardens
- Excellent first time buy of investment purchase
- Long Lease - early viewing recommended

The property is approached through a secure communal hallway, with an entry phone system.

Once inside the apartment, the entrance hall has two useful cupboards. The living room is of a very comfortable size and includes ample space for a dining table.

The kitchen is fitted with a range of units and worktop services and includes an integrated oven, hob, and cooker hood. There is a built-in washer-dryer and a wall-mounted gas combination boiler.

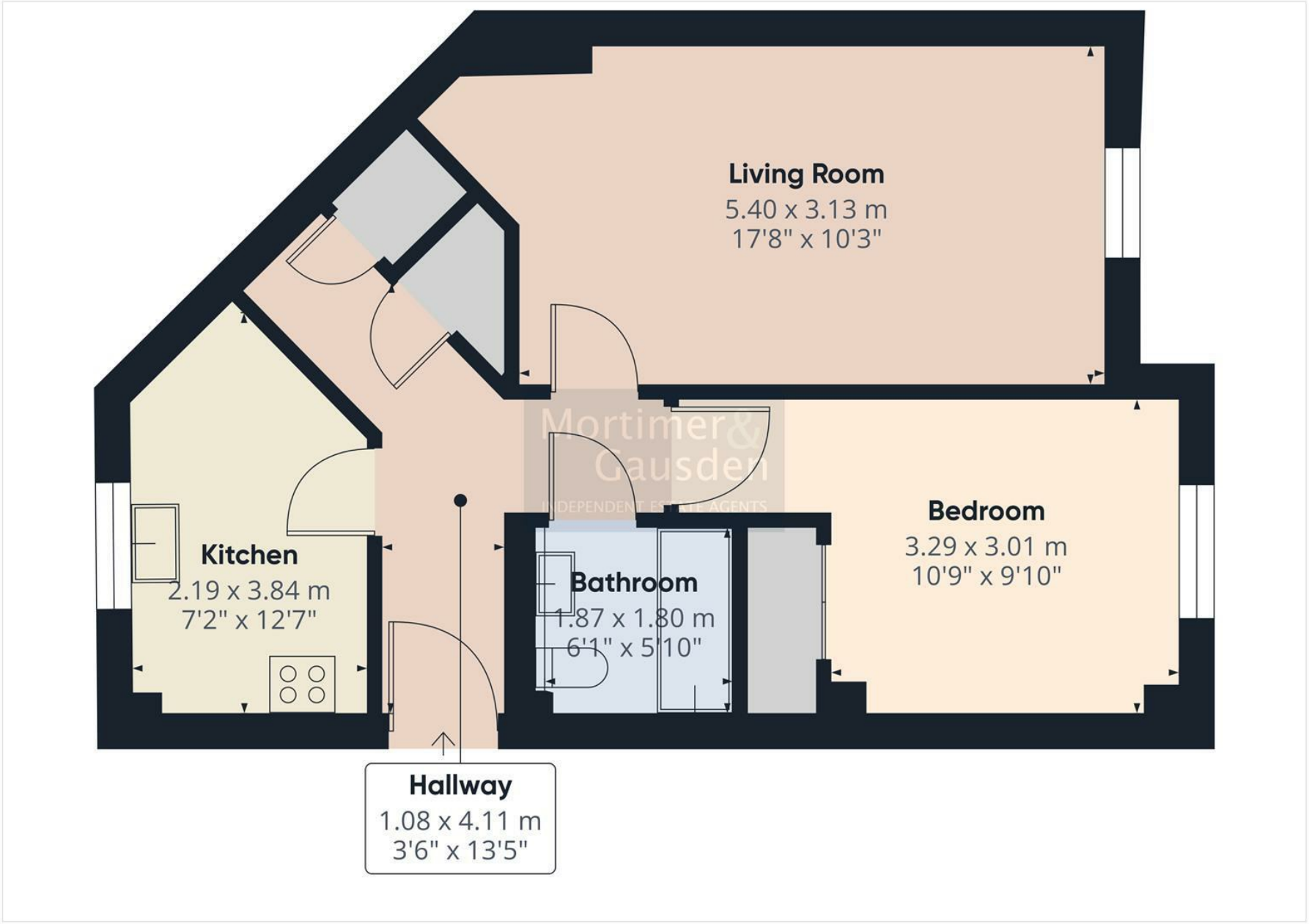
The double bedroom includes built-in wardrobes. Finally, the bathroom includes a panel enclosed bath with a shower above.

Outside:
The property has an allocated parking space to the front and the use of communal gardens to the rear.

Rental value:
The property has a current rental value of approximately £1,100 pcm

Lease details: We understand there is a lease of 999 years running from 1st January 2006. There is an annual service/maintenance charge of £1,055.74, which is made up of 2 payments of £527.87 paid in January and July. There is no ground rent.

Council Tax: Band A
Energy Performance Rating: C
Local Council: West Suffolk
Services: All main services connected
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)



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