Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

20 Lydgate Court, Abbots Gate,
Bury St. Edmunds, IP33 2FB

Guide Price
£250,000

Enjoy your retirement and relax in style - you deserve it!

This superb FIRST FLOOR apartment is 1 of 38 purpose-built luxury flats at Lydgate Court - designed specifically for the over 55's.

Freshly decorated and with brand-new carpets, the property provides bright and spacious accommodation with the benefit of gas-fired central heating and uPVC sealed unit glazing.

This CHAIN-FREE home has a useful emergency intercom system linked to a 24 hour monitoring station. The building is set in attractive communal gardens with parking. Amenities include a Residents Lounge and a Library/Meeting/Games room.

- Well presented first floor retirement apartment
- Hall, sitting/dining room, fully fitted kitchen
- Master bedroom with en suite shower room
- Further spacious bedroom, bathroom
- Gas central heating, uPVC sealed unit glazing
- On site manager, communal lounge and gardens
- Redecorated with new carpets throughout
- CHAIN FREE - VIEW TODAY

Lydgate Court 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.

You will note from the EPC that the property is extremely energy efficient and benefits from gas-fired central heating and upvc sealed unit glazing.

The entrance hall has 2 built-in cupboards. A wall-mounted intercom system connects to the manager and the 24 hour emergency monitoring system. There is a further entryphone system that operates the front door.

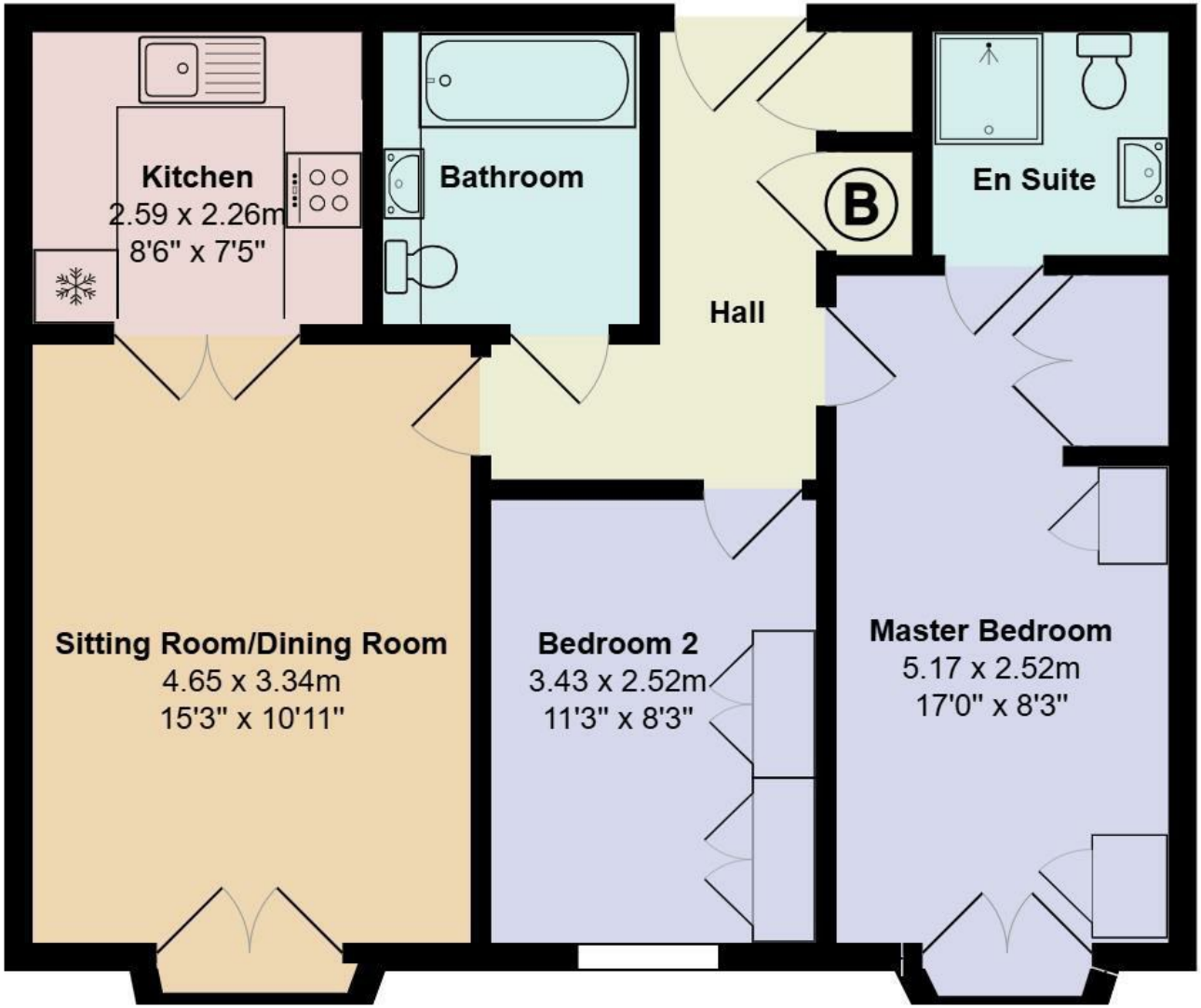
The sitting room is a lovely size and could easily accommodate a dining table and has a glazed door opening to a Juliette balcony. The kitchen includes an integrated fridge freezer, double oven, hob, hood and washer/dryer.

The master bedroom, which includes an en suite shower room, has fitted overbed storage, a built-in double wardrobe and French doors opening onto a further Juliette balcony. Bedroom 2 is also of a good size and includes excellent fitted floor-to-ceiling wardrobes. Finally, there is a further bathroom.

Outside
Lydgate Court is set in communal gardens with communal parking.

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.

EPC RATING - B
COUNCIL TAX -BAND C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile providers are likely
WHAT3WORDS - ///strain.reshaping.porch



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