Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

24 Lacy Court, Risbygate Street, Bury St. Edmunds, Suffolk, IP33 3AD

CHAIN FREE - This well presented modern apartment is situated within the highly regarded retirement complex of Lacy Court- designed exclusively for the over 60's and just a short walk to the town centre.

The development offers excellent facilities including an on-site manager, communal lounge, beautifully maintained gardens and visitor parking.

This particular apartment occupies a pleasant first-floor setting with views over the communal garden from the Juliet balcony.

- Superb 1st floor retirement apartment
- Exclusively for the over 60's
- Hall, dual aspect sitting room, fitted kitchen
- Shower room, good sized double bedroom
- Extensive communal facilities and gardens
- NO UPWARD CHAIN Early viewing advised

Guide Price £135,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE

01284 755526

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General Information

Lacy Court is located on Risbygate Street, which is within easy reach of the town centre and all local amenities. The market town of Bury St. Edmunds offers a superb range of educational, cultural, recreational and shopping facilities, with the West Suffolk Hospital and A14 also within easy reach. 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 apartment, which is located on the first floor, is offered in good order throughout having been decorated in a neutral colour scheme. The entrance hall, with useful storage cupboard, leads through to the lovely, light, dual aspect sitting/dining room with a Juliet balcony.

The kitchen has fitted units and ample appliance space. There is a built-in hob and an eye-level oven. The double bedroom benefits from built-in wardrobes and there is a smart shower room situated just off the entrance hall. We understand the boiler serving the hot water has recently been replaced.

Communal services include: Lifts to all floors in the building, residents house manager, 24 hour care line, emergency pull cords, communal lounge and kitchen, laundry room and scooter parking. The guest suite can be booked by relatives and visitors. All the outside grounds are fully maintained and include visitor parking.

Lacy Court residents must meet a minimum age criteria. A single occupant must be 60 or over and a couple must comprise of one partner 60 or over with the second partner being at least 55 years of age. The lease length is 125 years from 2003. There is a service charge of £1767.32 for 6 months and ground rent of £182.50 for 6 months.

Council Tax - Band B

Directions
From the town centre proceed down parkway with the cinema and multistorey car park on your left. At the roundabout turn left and Lacy Court can then been seen immediately on the right hand side.

Entrance Hall

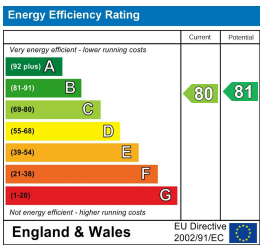
Sitting/Dining Room 19'4 x 11'5 (5.89m x 3.48m)

Kitchen 9'1 x 5'9 (2.77m x 1.75m)

Bedroom 13'0 x 9'2 (3.96m x 2.79m)

Shower Room 7'2 x 5'8 (2.18m x 1.73m)

Communal Gardens



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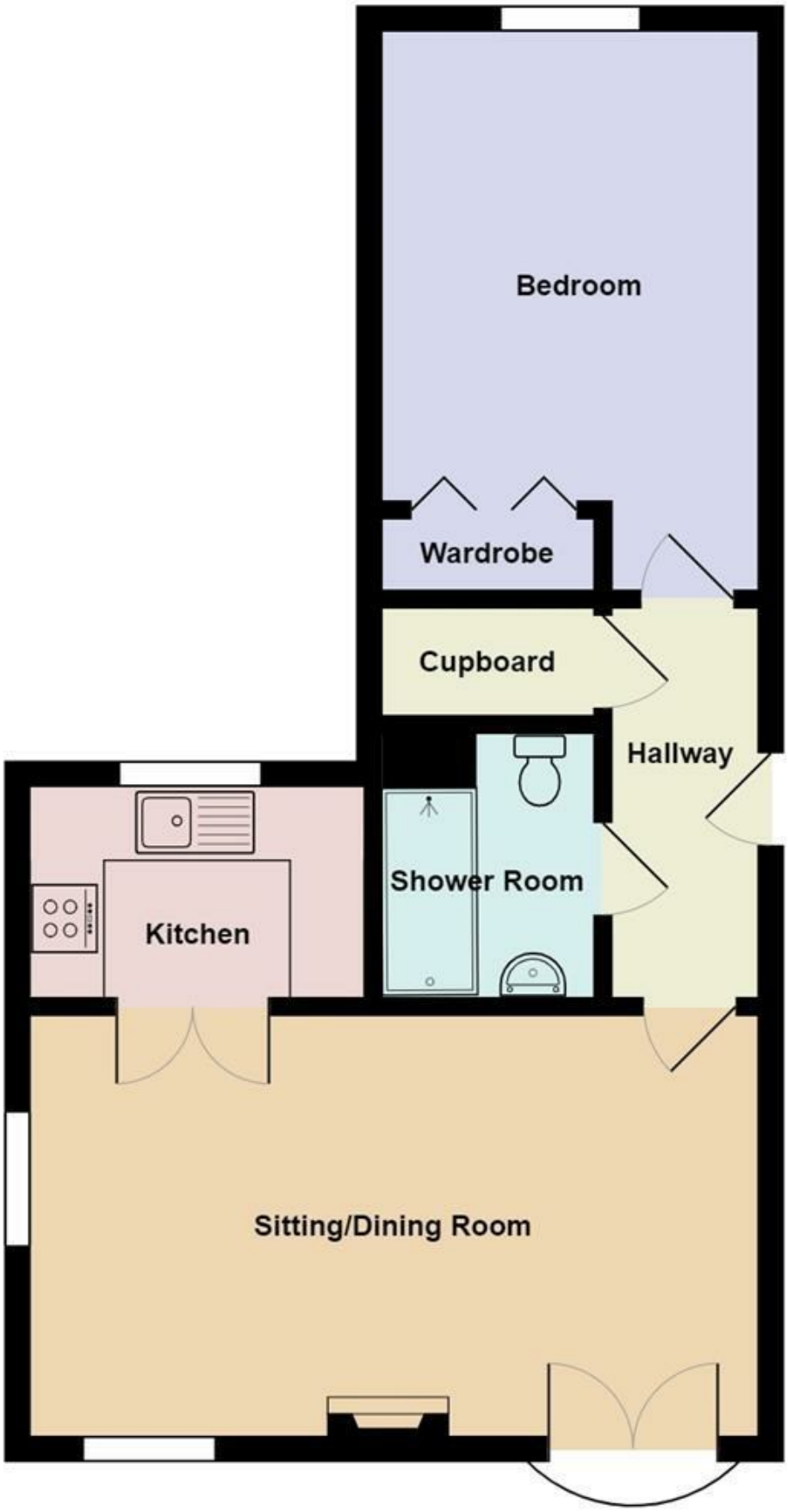
Bedroom
Wardrobe
Cupboard
Hallway
Shower Room
Kitchen
Sitting/Dining Room

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