Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

7 Southgate House Rougham Road,
Bury St. Edmunds, Suffolk, IP33 2RN

Guide Price
£175,000

Quality fittings, spacious rooms, lovely views - retirement living at its very best.

FIRST FLOOR with garden views you will adore! If you have been searching for the perfect place to downsize and retire to, this spacious 2-bedroom apartment could be ideal.

Occupying a pleasant position, overlooking attractively landscaped communal gardens, this CHAIN-FREE home has been specifically designed for the over 60s. The exceptionally well-appointed accommodation includes a bespoke, fully fitted kitchen, a large sitting room with a balcony, and a stylish refitted shower room.

The property has sealed unit glazing, economy 7 electric heating and luxury wood effect vinyl tiled flooring.

- First-floor retirement apartment
- Set in beautiful communal gardens
- On-site warden assistance
- Hall, spacious sitting room
- Fitted kitchen with integrated appliances
- Two good-sized bedrooms
- Stylish refitted shower room

Each room within the apartment has an emergency pull cord system to alert the on-site manager if required. During times when the Manager is not on-site, the alarm is sent through to a central monitoring system which is available 24 hours a day, 365 days a year.

In more detail, the accommodation comprises:

A secure communal hallway with an entry phone system leads to the first floor. The apartment has a spacious hallway which includes an airing cupboard and further storage cupboards.

The sitting room provides ample space for a dining table and has patio doors leading out onto a balcony with views over the communal gardens.

The kitchen has been refitted to a high specification and includes a range of integrated NEFF appliances including an oven, hob, microwave, fridge/freezer, washing machine and dishwasher.

There are two good-sized bedrooms and a refitted shower room.

Outside:
As previously mentioned, the property is set in communal gardens, which include a number of mature trees and extensive lawns. There is ample parking for both residents and their guests. In addition, the development includes a communal lounge and conservatory for the use of all residents.

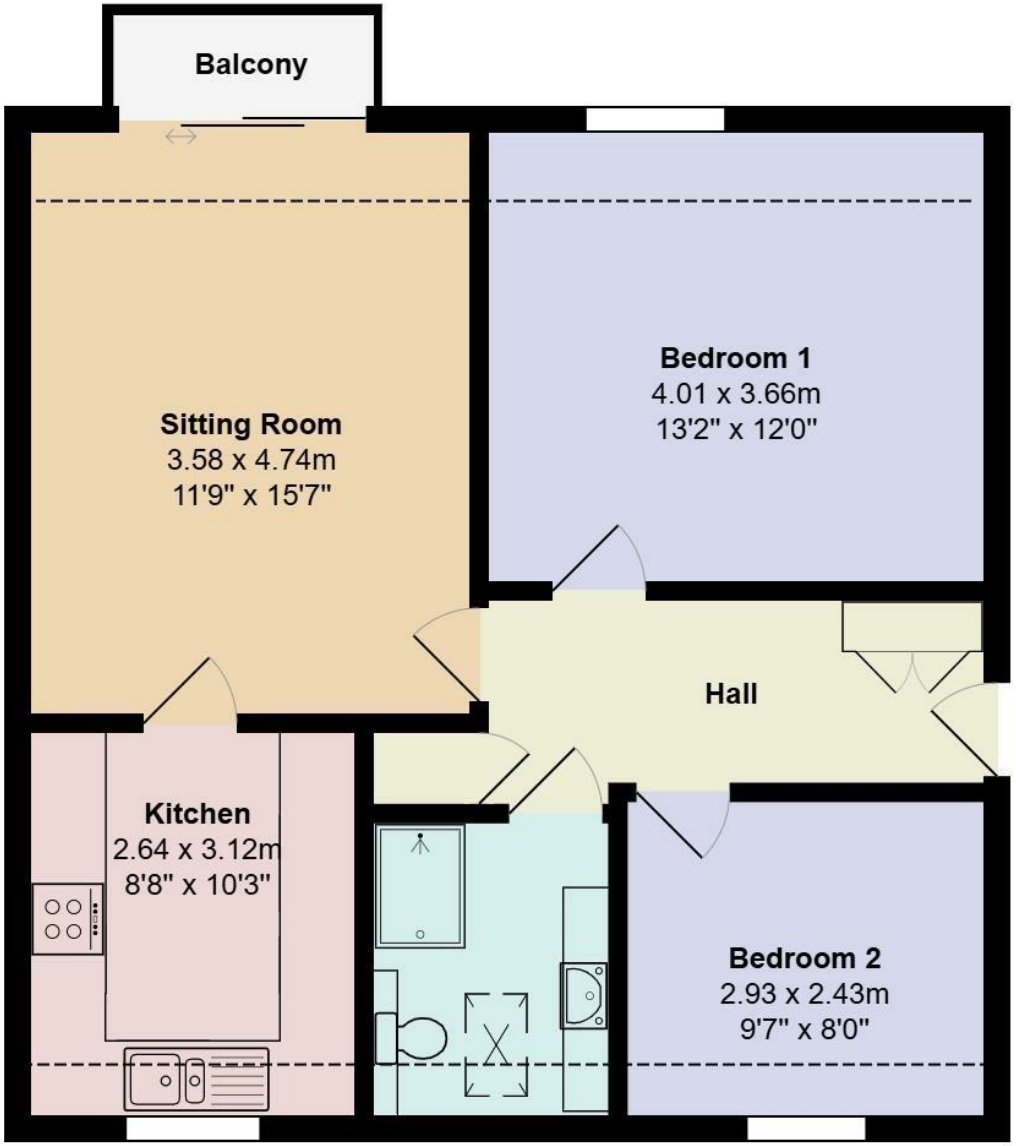
Agents Note 1 - The existing internal doors were handcrafted especially for the vendor and may be sold separately, either to the purchaser of the apartment or to an alternative buyer. If this is the case, traditional doors will be reinstalled.

Agents Note 2 - The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1st August 1986. Service charge: is approximately £270 per month. Ground rent: £60 per annum.

ENERGY PERFORMANCE RATING - C
COUNCIL TAX - BAND C , COUNCIL - West Suffolk
SERVICES - Mains water, electricity and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///stiletto.expecting.flirts

Directions. The main entrance for Southgate House is off Vale Road, which is the road off Rougham Road leading up to Dobbies Garden Centre.



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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