

Mortimer & Gausden

INDEPENDENT ESTATE AGENTS



216, Cryspen Court,
Bury St. Edmunds, IP33 1EP

Guide Price
£85,000



Excellent condition, great location - what's not to love?

As you enter your retirement years, your priorities often shift, and the appeal of a low-maintenance home becomes much greater. Combine that with a central town location and the reassurance of support available when needed, and you have an ideal property.

This apartment is situated on the top floor of Cryspen Court, a highly regarded retirement complex right in the heart of town. This particular apartment is a little larger than some of the other apartments in the building and is easily accessed via a lift to all floors.

Cryspen Court caters specifically to those over 60 and is managed to ensure peace of mind. A manager is on site during weekdays to help with any emergencies, and outside of those hours, a central control system is in place so assistance is always easily accessible.

Energy Performance Rating - C

Ofcom states Ultrafast broadband is available

Ofcom states mobile signal is available

Council Tax Band B - West Suffolk - £1,699pa

Ground rent - £130 per annum

Service charge - Approx. £3,200pa

Leasehold - 99 years - started 1st April 1986 - 60 years remaining

What3words: ///weekday.quote.traded

- CHAIN FREE 2nd floor retirement apartment
- Enjoying views of lovely communal gardens
- Large hall with storage, fitted kitchen
- Good sized sitting room, double bedroom
- Electric heating, uPVC sealed unit glazing



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.

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

01284 755526