



THE
**Mortimer
& Gausden**
PARTNERSHIP

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

Guide Price
£177,500

Relax and enjoy delightful views over the landscaped communal gardens

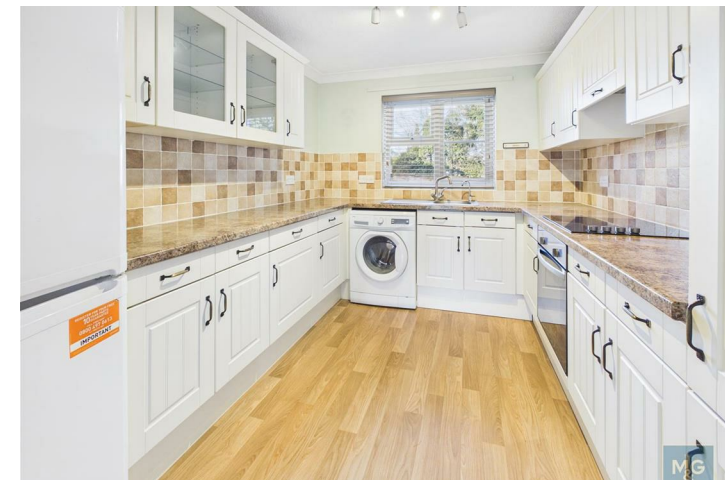
If you're seeking the ideal retirement destination, Southgate House is hard to beat. Set within beautifully landscaped gardens on the edge of this historic market town, it offers the perfect blend of tranquillity and convenience.

This spacious ground-floor apartment forms part of an exclusive retirement community for residents aged 60 and over. Offered CHAIN FREE, the property provides a comfortable living space in a peaceful and secure environment.

Southgate House enjoys a prime position on the highly sought-after southern side of Bury St Edmunds, set behind an impressive brick-pillared entrance. The meticulously maintained communal gardens create a delightful setting for residents to relax, socialise, and enjoy the outdoors.

Bury St Edmunds itself offers an excellent range of shopping, dining, and leisure amenities, along with a vibrant cultural scene. The nearby A14 provides easy access to Ipswich, Cambridge, and beyond, making this an ideal location for those seeking both serenity and convenience in later life.

- GROUND FLOOR apartment
- Beautifully maintained communal gardens
- Exclusive to residents aged 60 and over
- On site manager and emergency pull cord alarms
- Large sitting room, fitted kitchen, two bedrooms
- Shower room, electric heating, sealed unit glazing
- Located on the southern side of Bury St Edmunds
- NO UPWARD CHAIN



This retirement apartment benefits from electric heating and offers spacious, well proportioned accommodation throughout. The layout comprises a reception hall, two double bedrooms, shower room, and a generous sitting room with patio doors opening onto a patio area, providing delightful views across the beautifully maintained communal gardens.

The fitted kitchen features a comprehensive range of cupboards and storage, while there are two well-proportioned bedrooms, with bedroom one benefiting from a built-in wardrobe.

Each room is equipped with an emergency pull-cord system, designed to alert the on-site manager if assistance is required. When the manager is off duty, calls are automatically directed to a 24-hour, 365-days-a-year central monitoring system, ensuring peace of mind at all times.

Outside

The apartment enjoys attractive views over the landscaped communal gardens, with ample resident and visitor parking available. The allocated space can be found close to the apartment adding to the convenience. Additional facilities include a welcoming residents' lounge conservatory, ideal for socialising or relaxation.

Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: £TBA Ground rent: £60 per annum.

Agent Notes:

COUNCIL TAX - BAND C

COUNCIL - West Suffolk

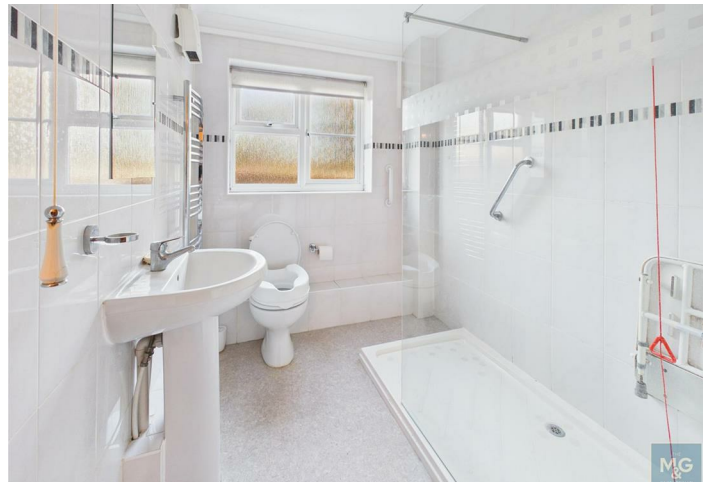
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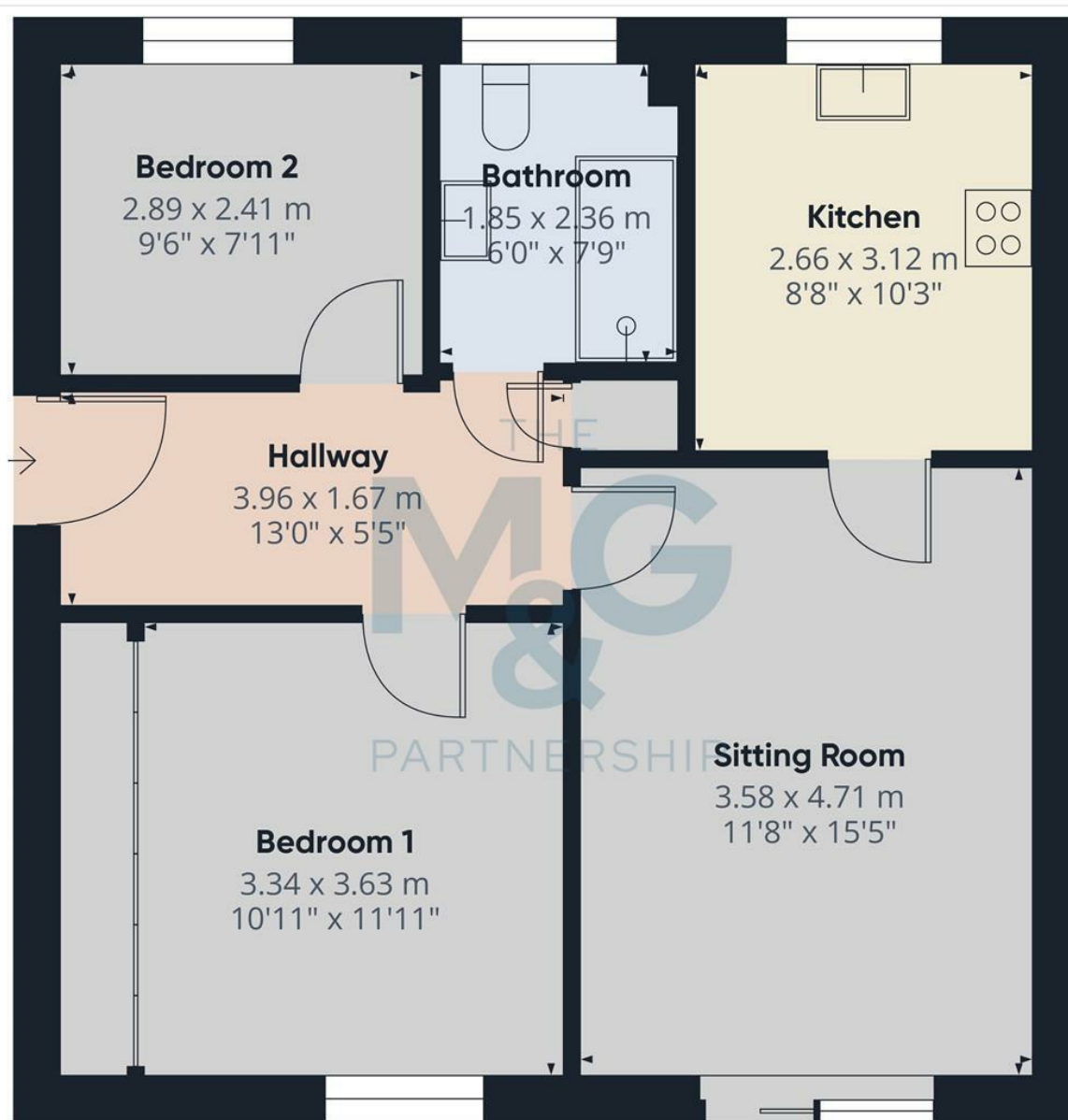
SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///oiled.suave.purchaser





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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