



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

28, Mermaid Close,
Bury St. Edmunds, IP32 6AG

Guide Price
£165,000

A conveniently located first floor apartment

Whether you are looking for your first home, something you can 'lock up and leave' or perhaps an addition to your investment portfolio, this well-presented first-floor apartment is bound to be of interest.

Located within easy walking distance of the railway station and the town centre, the property benefits from having uPCV-sealed unit glazing and electric heating. The accommodation includes a refitted kitchen, spacious lounge/diner and 2 good sized bedrooms.

LEASE DETAILS: We understand that the property has a 125 year lease which began in 1998 (approximately 99 years remaining) The current service charge is £1320 per annum and there is an annual Ground Rent of £100

COUNCIL TAX - BAND A

ENERGY PERFORMANCE RATING - C

COUNCIL - West Suffolk

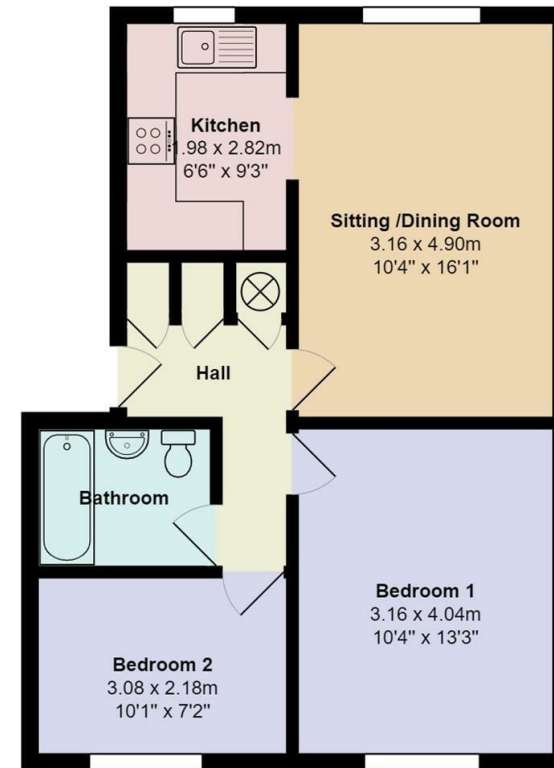
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///foresight.letters.hills

- Well maintained first floor apartment
- Situated close to many amenities
- Hall, large sitting room, fitted kitchen
- 2 Good sized bedrooms, bathroom
- Electric heating, uPVC sealed unit glazing
- Communal gardens and parking



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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