



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

22 Abbots Gate,  
Bury St. Edmunds, IP33 2FB

Guide Price  
£225,000

*Spacious GROUND FLOOR  
apartment in the highly sought-  
after Abbots Gate development*

Enjoying a prime position within this desirable area, this well-appointed ground floor apartment boasts a generous layout filled with natural light. The property, which benefits from gas-fired underfloor heating and uPVC sealed unit glazing, is being sold with the bonus of having NO UPWARD CHAIN.

Located around 1 mile from the town centre and within easy reach of a parade of shops, local parks and the A14, this lovely apartment is really quite a find.

The property features an attractive curved brick design, creating a real sense of character and individuality. There is a garden to the rear and an allocated parking space.

- Superb quality ground-floor apartment.
- Occupying a popular and convenient location.
- Ideal for investment or anyone downsizing.
- Hall, spacious sitting room, fitted kitchen.
- Two-bedroom stylish shower room.
- Enclosed rear garden, allocated parking.
- NO UPWARD CHAIN- Viewing essential
- Gas underfloor heating, uPVC glazing



Accommodation in greater detail comprises:

Step inside via a welcoming entrance hall, offering a handy built-in cupboard for coats and shoes. The spacious sitting room is arranged to take full advantage of the natural light, making it a comfortable space for relaxing or entertaining.

The kitchen is well fitted, offering a comprehensive range of units, worktops, and integrated appliances including an oven, hob, hood, and fridge freezer. French doors lead directly out to a private and enclosed rear garden—perfect for al fresco dining or enjoying some fresh air in total privacy.

Both bedrooms are well proportioned, with the main bedroom featuring a built-in cupboard. A further bedroom provides flexibility for guests, a study, or a hobby room. The shower room has been finished to a high standard with modern fittings and a walk-in shower.

Outside:

To the rear of the property is an enclosed private garden set behind brick walling and fencing. The garden is hard landscaped for ease of maintenance and includes a patio area providing the ideal space for relaxing. A rear gate leads to an allocated parking space.

With gas fired central heating and UPVC sealed unit glazing throughout, this stylish apartment represents a rare opportunity to secure an easy-to-maintain home in one of the town's most desirable locations.

Lease Details

The lease began in 2008 and runs for 125 years. The Ground Rent is £200 per annum, which rises by £100 every 25 years. Service Charge around £1,100 per annum

COUNCIL TAX - Band B - West Suffolk

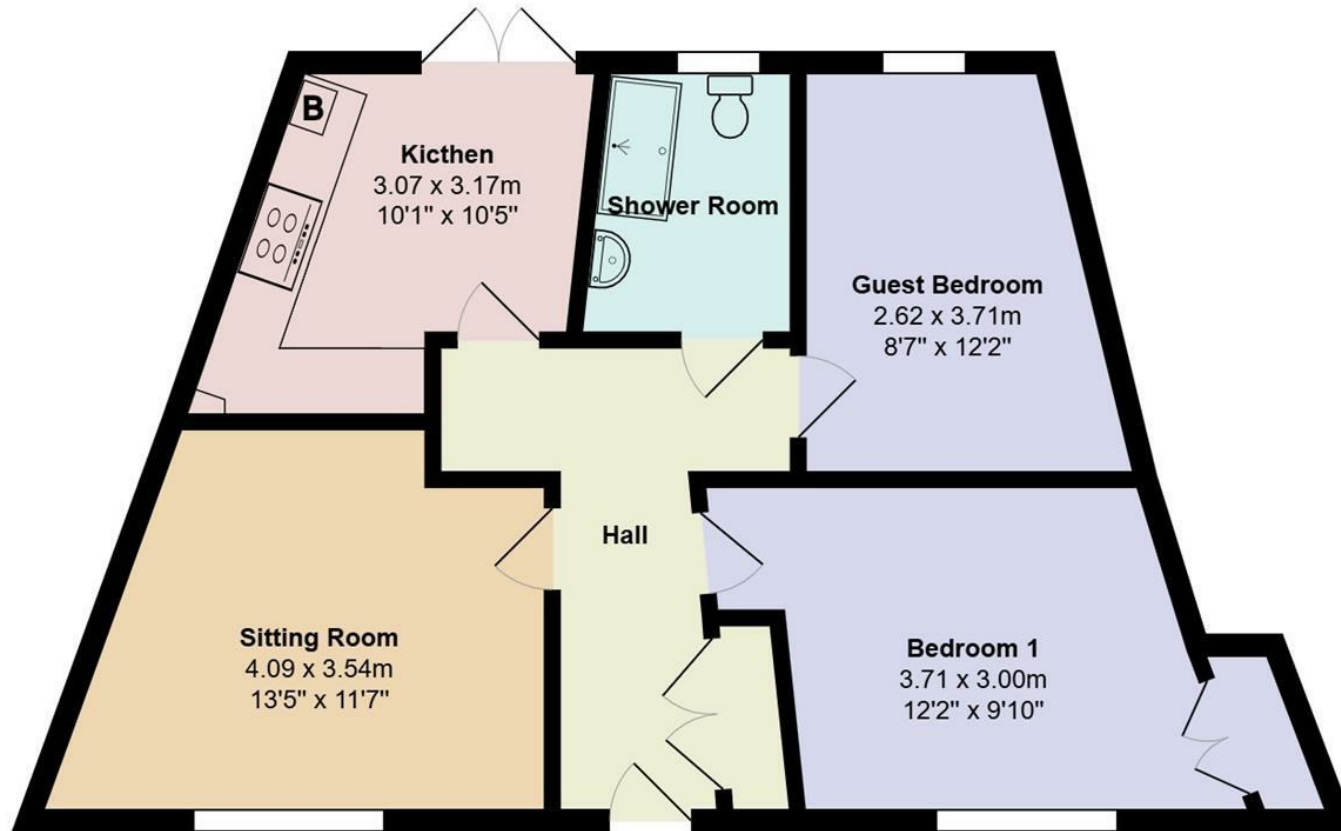
ENERGY RATING - TBC

MOBILE COVERAGE - Ofcom states all providers are likely

BROADBAND - Ofcom states Ultrafast is available

What3words ///resold.wobbling.workers





**Measurements are taken as an average - Many walls are curved and at an angle so this plan is for general layout purposes only.**

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**