



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

If you are looking for the perfect place to retire to, Southgate House would be hard to beat as it is set in beautifully maintained communal gardens, located on the edge of the historic market town of Bury St Edmunds.

Part of an exclusive retirement development for those aged 60 and over, this comfortable well-proportioned 1st floor apartment is offered for sale CHAIN FREE and is presented in good decorative order throughout.

- Well presented first floor apartment
- Situated in a purpose built retirement complex
- Set in attractively landscaped communal gardens
- Hall, fitted kitchen, spacious sitting room with balcony
- Double bedroom, modern shower room, electric heating
- Communal gardens & parking. CHAIN FREE

Guide Price £120,000





## General Information

Southgate House is a managed retirement development for the over 60's and is located on the southern side of the town, standing behind an impressive brick pillared entrance and sweeping driveway approach. The communal gardens are beautifully maintained and provide a lovely setting for the apartment.

Bury St. Edmunds provides an excellent range of recreational and shopping facilities, whilst the A14 provides easy access to both Ipswich and Cambridge.

If you are looking for a very comfortable retirement apartment with lovely garden views and good-sized rooms, this CHAIN FREE property is bound to be of great interest.

The accommodation is served by electric heating and in brief comprises reception hall, shower room, generous sitting room with patio doors onto the balcony, providing lovely views over the communal gardens, fitted kitchen and a decent sized double bedroom with fitted wardrobe furniture.

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.

### Outside

The apartment enjoys views over the superbly landscaped communal gardens which include ample parking. There is also a residents lounge and conservatory.

Agents Note - 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 1986. Service charge: £2655 per annum. Ground rent: £60 per annum.

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 -

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

## Hall

Sitting Room 15'7 x 12'3 (4.75m x 3.73m)

Kitchen 10'3 x 8'8 (3.12m x 2.64m)

Bedroom 15'7 x 9'9 (4.75m x 2.97m)

Shower Room 7'6 x 6'1

## Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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