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.

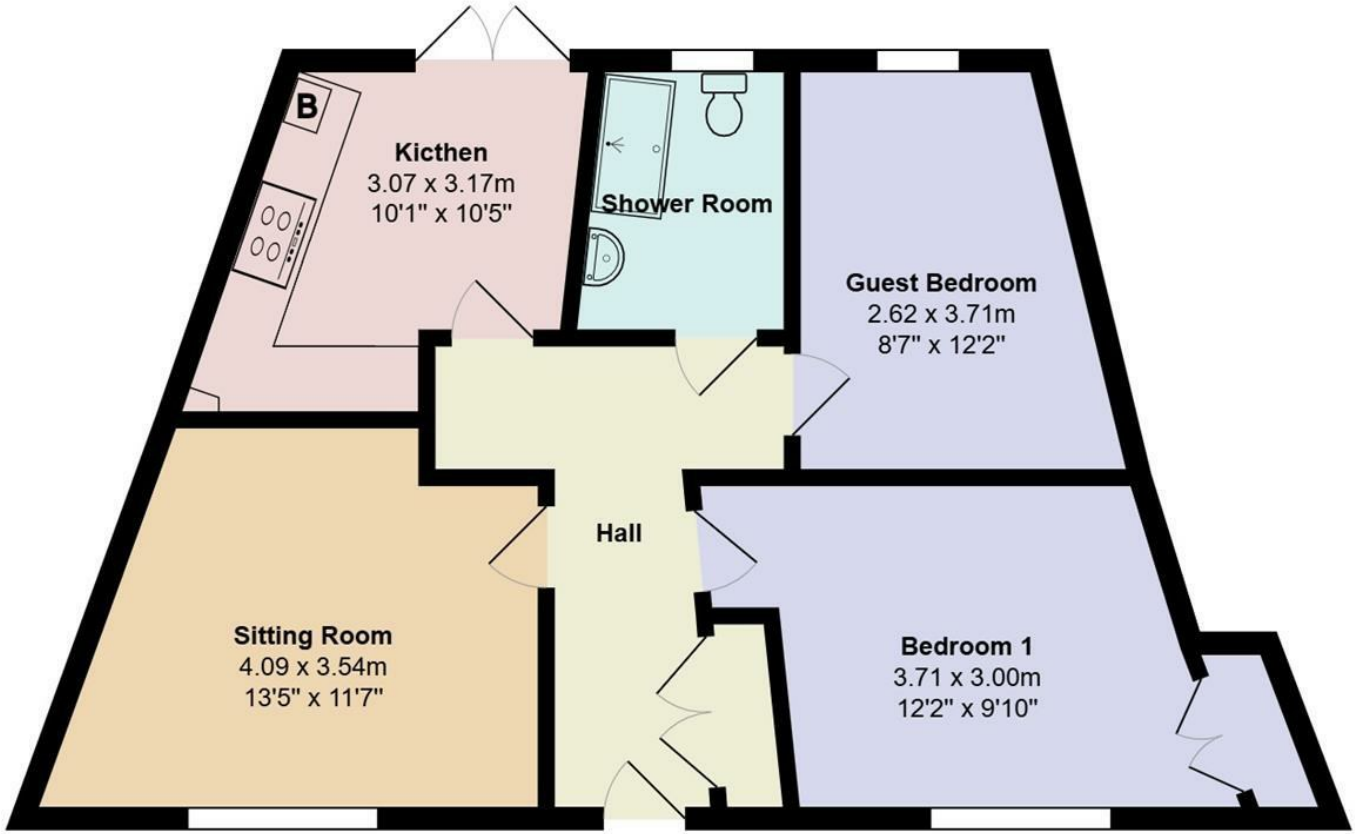
Both bedrooms are well proportioned, with the main bedroom featuring a built-in cupboard. A further bedroom provides flexibility for guests, a study, or a hobby room. The shower room has been finished to a high standard with modern fittings and a walk-in shower.

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 - C
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.

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