Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Flat 25, Southgate House Rougham Road, Bury St. Edmunds, Suffolk, IP33 2RN

If you are looking for a great retirement lifestyle, this spacious 2 bedroom ground-floor apartment, might just be perfect! Southgate House is an exclusive development for the over 60's and is set within lovely grounds.

This particular apartment is 'tucked away' in a peaceful corner and has direct access to a patio and the communal gardens.

- Well presented ground floor retirement apartment
- Occupying a superb setting overlooking communal gardens
- Entrance hall, spacious sitting/dining room, fitted kitchen
- 2 Bedrooms, modern bathroom, upgraded electric heating
- On site manager and 24 hour emergency assistance
- Early viewing advised

Guide Price £185,000

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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 this apartment, which is situated towards the rear of the complex in a very private position.

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 comfortable ground floor retirement apartment with lovely garden views and good-sized rooms, this property is bound to be of interest. The generous entrance hall gives access to all rooms. The sitting room has ample space for a table and includes patio doors leading to a sheltered patio. The kitchen includes a good range of fitted cupboards and worktop surfaces, ample appliance space and an integrated oven and hob.

The main bedroom features a 12' wall of fitted wardrobes and the second bedroom also has a built-in wardrobe. A spacious bathroom is fitted with a bath and there is an airing cupboard adjacent. All rooms have a nice private outlook.

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 a lovely setting with views over the superbly landscaped communal gardens. There is also a resident's lounge and conservatory, and ample parking.

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: approximately £2992 per annum. Ground rent: approximately £60 per annum.

COUNCIL TAX - C

Directions. The main entrance for Southgate House is off Vale Road, which is the road off Rougham Road leading up to Dobbies Garden Centre. The property is situated right at the end of the driveway and down a path.

Entry - communal

Entrance Hall 13'2" x 5'4" (4.015 x 1.65)

Bedroom 1 13'2" x 12'0" (4.02 x 3.68)

Bedroom 2 9'7" x 7'11" (2.93 x 2.43)

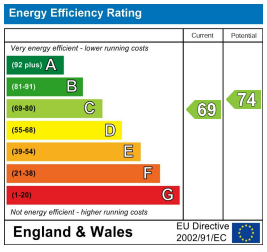
Bathroom 7'11" x 6'3" (2.43 x 1.92)

Sitting Room 15'7" x 11'9" (4.75 x 3.59)

Kitchen 10'2" x 8'9" (3.12 x 2.67)

Communal Gardens

Outside



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 fitting. 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 web site, please contact our offices immediately.

Bedroom 1
Sitting Room
Entrance Hall
Kitchen
Bedroom 2
Bathroom

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