

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



11 Yew Tree Court,
Bury St. Edmunds, IP33 2JF

Guide Price
£170,000

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Well-positioned ground floor apartment with private garden area

Occupying a convenient setting close to a parade of shops, this well-located apartment is also on a regular bus route and around a mile from the historic town centre. West Suffolk Hospital is also within easy reach.

The property offers well-proportioned rooms, including a spacious sitting room, two bedrooms, a fitted kitchen, and a shower room. Whilst some cosmetic improvement and updating is required, it benefits from gas-fired central heating and wooden sealed unit glazing.

Offered for sale with NO UPWARD CHAIN the property enjoys a tucked-away position with use of private communal gardens which can be easily accessed from the sitting room. There is also an allocated parking space.

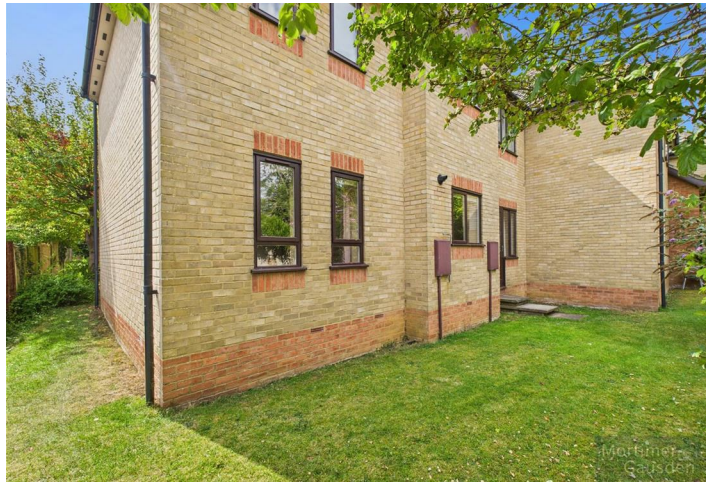
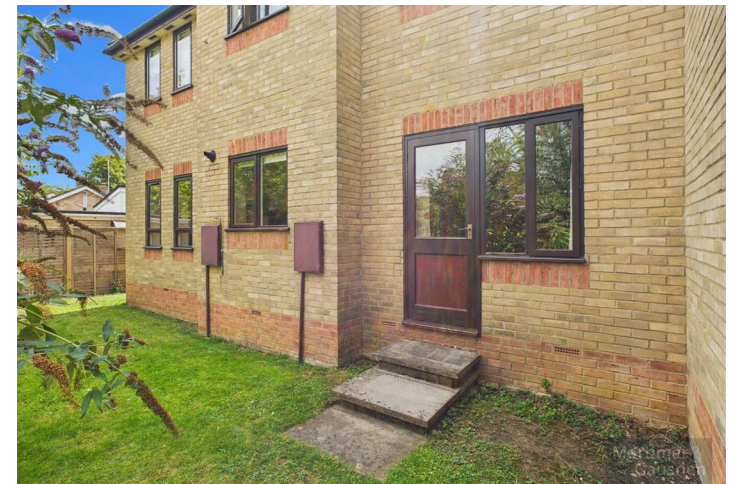
In our opinion, the property would be perfect for first-time buyers or investment buyers with an approximate rental value of £1100 per calendar month once refurbished.

Lease

The property is leasehold with a long 999 year lease running from 2012. There is a current combined annual service/maintenance/ground rent of £1260, which covers buildings insurance, window cleaning, and maintenance of the communal areas and gardens.

- CHAIN FREE 2 bedroom ground-floor apartment.
- Located close to shops, town, and the hospital.
- Hall, spacious sitting room/diner
- Fitted kitchen, shower room.
- Communal gardens and allocated parking.
- Gas central heating, sealed unit glazing





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