Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

230 Cryspen Court, Bury St. Edmunds, Suffolk, IP33 1EP

SUPERB LOCATION and CHAIN FREE! When you reach a certain age, comfort and convenience become even more important. You obviously want to keep your full independence, but it helps to know assistance is at hand should you need it.

This apartment is located on the 2nd floor of Cryspen Court – a highly regarded development exclusively for the over 60's. With views over the attractively landscaped communal gardens and within easy walking distance of the town centre, this apartment is a must to view.

- Retirement apartment within the town centre for the over 60's
- Located on the 2nd floor close to a communal rooftop garden
- Lounge/diner, fitted kitchen, double bedroom
- Shower room, good storage, electric heating
- On site manager and 24 hour emergency call system
- Communal lounge, lovely gardens, NO UPWARD CHAIN

Guide Price £88,000

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230 Cryspen Court, Bury St. Edmunds, Suffolk, IP33 1EP

General Information

The property is located on the second floor of Cryspen Court which is a well respected retirement complex located within the town centre. There are a number of amenities close by including excellent shopping, doctors surgery and a library.

Cryspen Court is a managed retirement complex for the over 60's. There is an on site manager during weekdays who is on hand to assist with any emergencies. When the manager is not on duty, calls go through to a central control system, so help is never far away.

The complex is very secure with an entry phone system and manager's office by the front door. A lift takes you to the second floor where a further landing area leads to the apartment, conveniently located opposite a communal roof garden.

Once inside, the entrance hall has 2 sets of cupboards and gives access to the lounge/diner which in turn leads to the fitted kitchen. The double bedroom has built-in wardrobes with mirrored doors. Finally, the bathroom has been converted into a shower room.

Outside
The complex has lovely communal gardens with mature trees, shrubs and flowers borders. There is also the benefit of limited communal on-site parking.

Lease details and charges
The property has a 99 years lease running from 1986. There is a service charge covering the costs of the manager, emergency call centre and communal areas, this charge is currently £3162.73 per annum. There is also an annual ground rent which is £275.02.

Agents Note
In order to buy the apartment, purchasers must be at least 60 years old and be in reasonable good health as it is a sheltered retirement home and does not provide any nursing care.

Council Tax Band - B

Directions
Cryspen Court is located off Cannon Street/Garland Street, on the northern side of the town centre.

Hall

Lounge/Diner 16'10 x 11'9 (5.13m x 3.58m)

Kitchen 8'7 x 6'1 (2.62m x 1.85m)

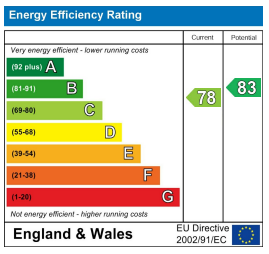
Bedroom 11'2 x 9'4 (3.40m x 2.84m)

Shower Room 5'9 x 5'7 (1.75m x 1.70m)

Residents Lounge

Communal Gardens

Roof Garden



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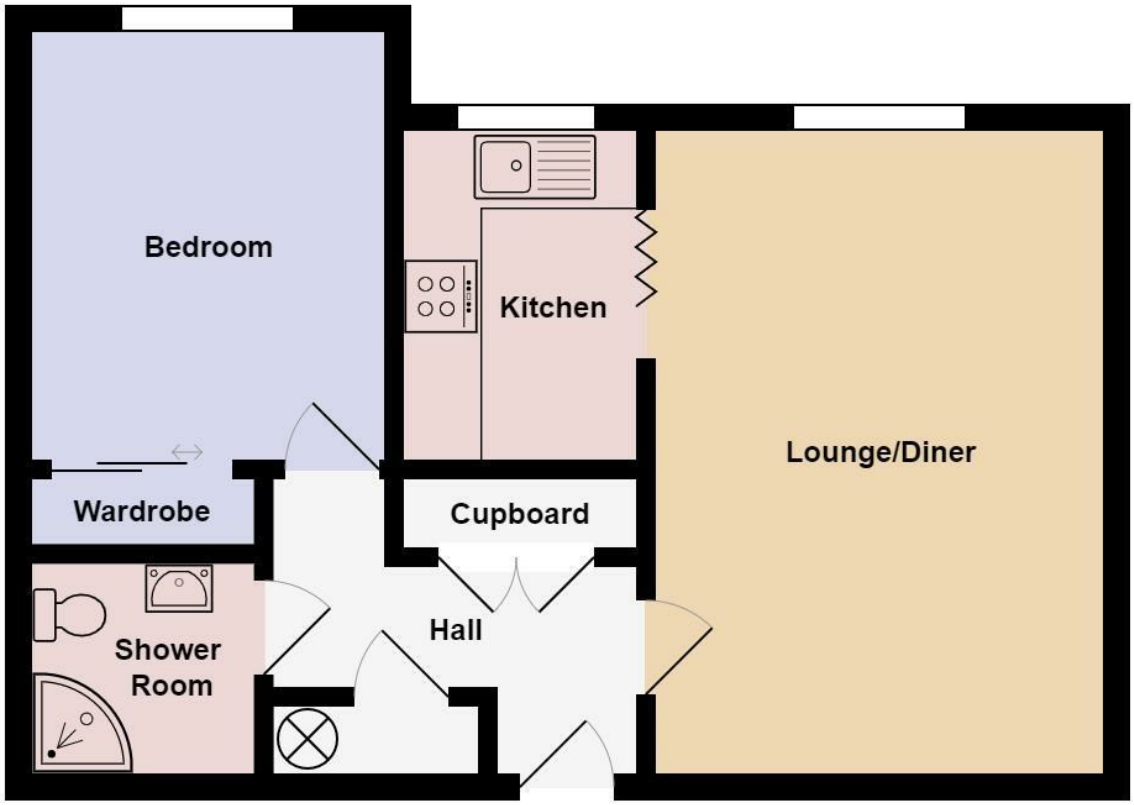
Bedroom
Kitchen
Lounge/Diner
Wardrobe
Cupboard
Hall
Shower Room

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