



THE
**Mortimer
& Gausden**
PARTNERSHIP

19 Cross Penny Court Cotton Lane,
Bury St. Edmunds, IP33 1XY

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& Gausden**
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Guide Price
£160,000

Assisted living retirement apartment in a highly regarded town centre setting

When you get to a certain age, the quality and comfort of your surroundings become even more important, which is why Cross Penny Court is so highly regarded.

This beautifully appointed first floor apartment offers well proportioned accommodation and, as part of an assisted living package, complete peace of mind.

Cross Penny Court is a purpose built McCarthy & Stone retirement complex, exclusively for the over 70s, located within minutes of the town centre and a short stroll from the Abbey Gardens.

With on-site staffing, a restaurant, residents lounge, function room, laundry and lovely communal gardens, this is independent retirement living with excellent support close at hand.

- Superb first floor assisted living apartment
- Designed exclusively for the over 70's
- Conveniently located in the town centre
- Hall, sitting room, fitted kitchen
- Double bedroom, bath/wet room
- Electric underfloor heating, uPVC glazing
- Staff on site 24 hours, 365 days a year
- Restaurant, residents lounge, gardens



On the first floor:

The building is approached through a secure reception area, with two lifts serving all floors. No. 19 is situated on the first floor.

The entrance hall includes a useful walk-in storage/airing cupboard and doors leading to the main rooms. The sitting room is generously proportioned and provides ample space for both seating and dining furniture. Double doors open into the kitchen, which is fully fitted with a range of units, worktop surfaces and integrated appliances including a waist-height oven, induction hob, extractor, fridge and freezer.

The bedroom is a spacious double and includes a mirror-fronted built-in wardrobe. The bathroom/wet room is particularly large and has been designed with ease of use in mind, including both a level access shower and a low level bath, together with WC and vanity wash basin.

Communal facilities:

Cross Penny Court has the feel of a quality hotel and includes a subsidised table-service restaurant, residents' lounge, function/games room, laundry, guest suite, mobility scooter store and well-maintained communal gardens.

There is 24-hour on-site staffing, with one hour of domestic assistance included within the service charge, and further care or lifestyle support available by separate arrangement.

Outside:

There are attractive landscaped communal gardens providing a pleasant place to sit and socialise.

Lease and Charges

The annual service charge is £10,402.72 for financial year ending 30/09/2026.

Note: The Service charge does not cover external costs such as your Council Tax, electricity or TV.

Car Parking Permit Scheme-Subject To Availability - Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis.

Lease Information - Ground rent: £435 per annum

Ground rent review: 1st Jan 2029

Lease: 125 years from 1st Jan 2014

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - C

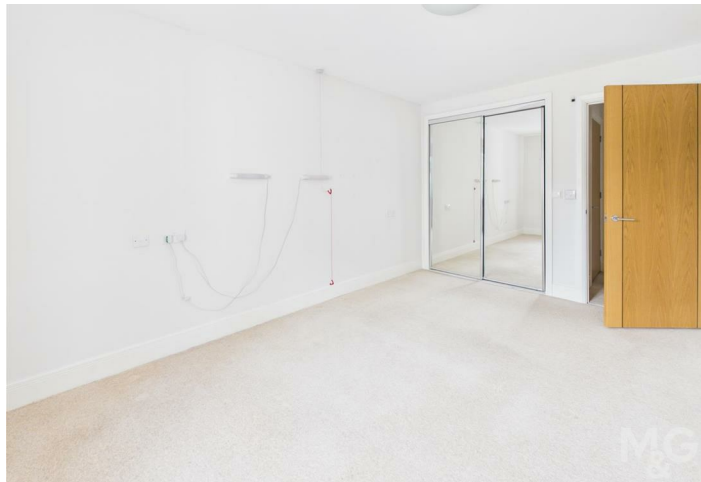
COUNCIL - West Suffolk

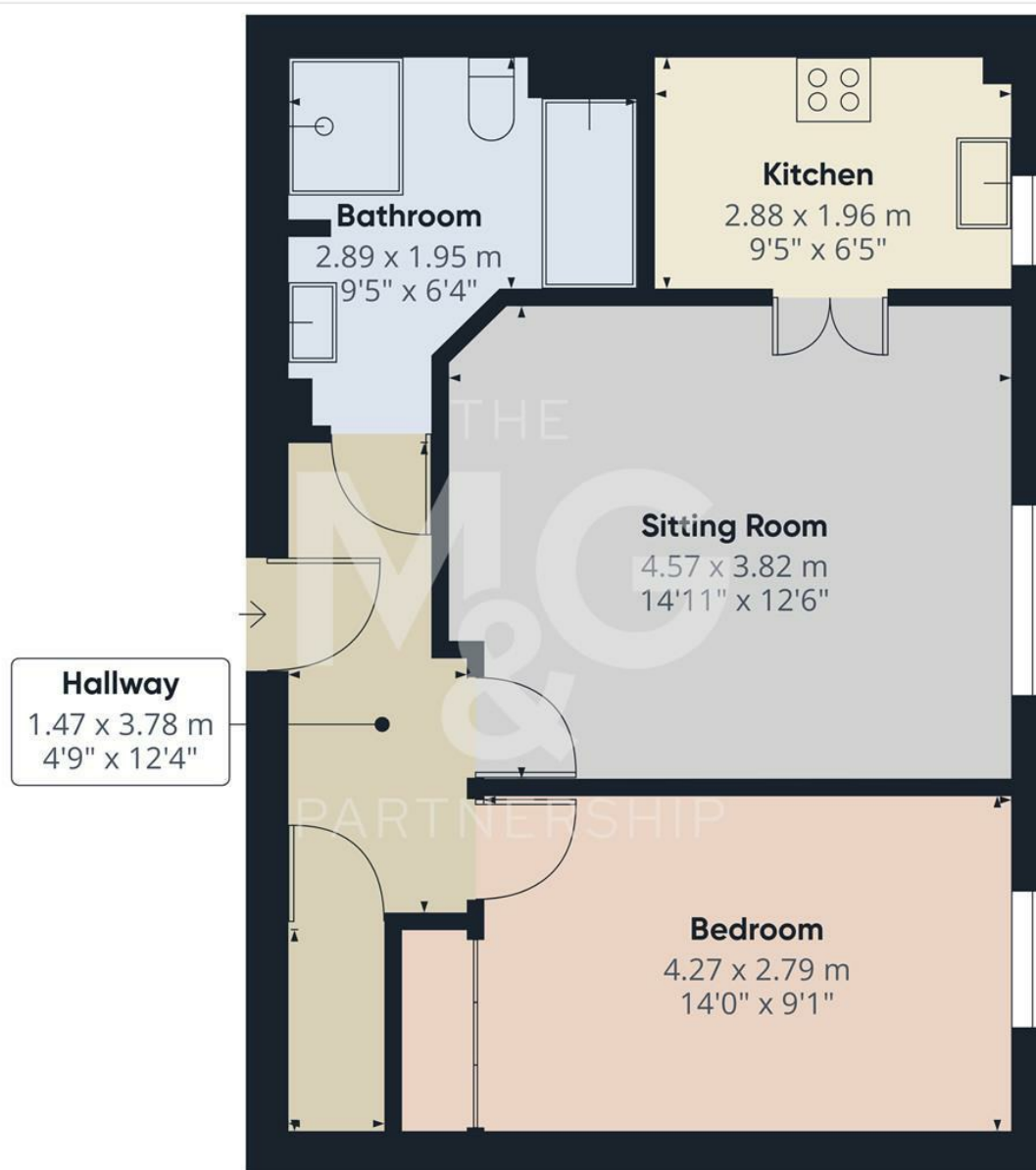
SERVICES - Mains water, electricity and drainage.

BROADBAND -Ofcom states superfast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///kettles.roadways.drop





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 fittings. 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 website, please contact our offices immediately.

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