THE
Mortimer
& Gausden
PARTNERSHIP

2, Lund Court Spring Lane,
Bury St. Edmunds, IP33 3RG

Offers In Excess Of
£185,000

Naturally light two bed apartment, close to town centre

Located walking distance from the thriving town centre, this reconfigured, two bedroom first floor apartment is bathed in natural sunlight and perfect for a range a buyers, including investors offering a <6.8% gross yield.*

With a local shop, GP and dentist in striking distance, alongside public transport or a short walk into the town centre to broaden the variety of amenities - it's clear to see the attraction of the properties location.

Furthermore, the train station can be found within 0.8miles, making the property superb for any regular commuters, whether this be for professional or leisure purposes.

- Share Of Freehold - 959 Years Remaining On Lease
- Attractive For Both First Time Buyers & Investors Alike
- Off-Street Parking
- Naturally Light Apartment
- Walking Distance To Town Centre
- Contemporary Kitchen With Breakfast Bar
- Two Double Bedrooms, Both With Fitted Storage
- Well-Presented Throughout

Upon arrival you are greeted by a communal entrance, serving all three properties which can be found within the development. This apartment is located on the first floor.

The apartment comprises:
Entrance hall, complete with hard flooring and holding access to the kitchen, both bedrooms, bathroom and storage cupboard.

The open plan kitchen-lounge-diner has been cleverly reconfigured, optimising the space well. The contemporary kitchen supports a choice of low and eye level storage in a stylish, soft grey fascia with an integrated oven, electric hob and extractor fan. Space and plumbing facilities are available for a fridge freezer and washing machine. The breakfast bar adds shape and practicality, whilst leaving ample space for a dining table. The lounge overlooks the front of the property, whilst bathed in natural light courtesy of the large uPVC, double glazed windows.

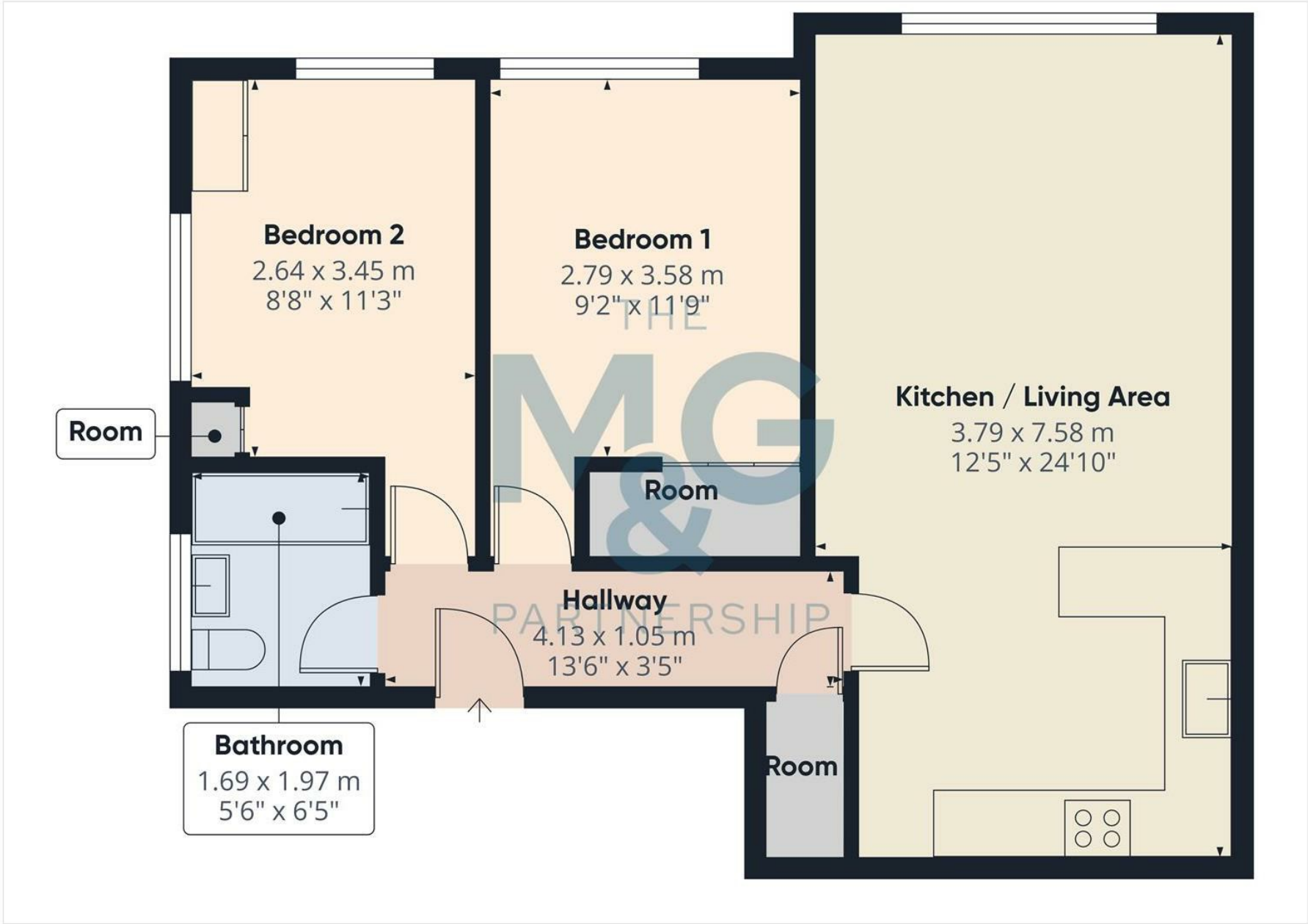
Bedroom 1 is a sizeable double, supporting fitted wardrobes, whilst bedroom 2 offers dual aspect windows, fitted storage and houses the boiler.

Completing the interior of the property you find the bathroom suite, complete with wc, basin, bath with shower over and heated towel rail.

Outside, you find private off-street parking on Spring Lane.

Investment potential offering <6.8% gross yield, calculated from £1,050pcm.

Share of freehold - 959 Years Remaining
No Ground Rent
Service Charge (Inc. Building Insurance): £1,000 p/a
New Boiler In 2019
Mains gas, electricity, water and drainage
EPC Rating: C
Council Tax: B
What3Words: ///tides.built.scuba



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