



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

Flat 4 Sparhawk House, Sparhawk Street,
Bury St. Edmunds, IP33 1RY

Guide Price
£130,000

Location, Location, Location!

Sparhawk House is in a perfect town centre position with easy access to all the town's facilities - park your car here and easily walk to restaurants, theatre, shops, Abbey Gardens.... the list goes on!

Ideal as a 'lock up and leave' type of accommodation in town, with the benefit of an external small storage shed, to conveniently store items on the ground level, and one allocated parking space in the parking court to the rear.

Positioned on the second floor - the main Studio bed-sitting room is spacious and bright with 2 x dormer windows facing out over the street, perhaps giving you the opportunity of modern NYC loft-style living in historic BSE!

- Ideally located centrally in town
- Top Floor Studio apartment
- Spacious Studio Bed-Sitting room
- Modern Kitchen, Hall, Shower Room
- Ideal Lock-up and Leave / investment
- Storage lock up with power
- 1 allocated car parking space



This top floor apartment has a simple appeal, a bright neutral colour scheme, with a compact modern shaker-style kitchen with space for appliances, and a full height storage cupboard containing the instantaneous electric hot water service.

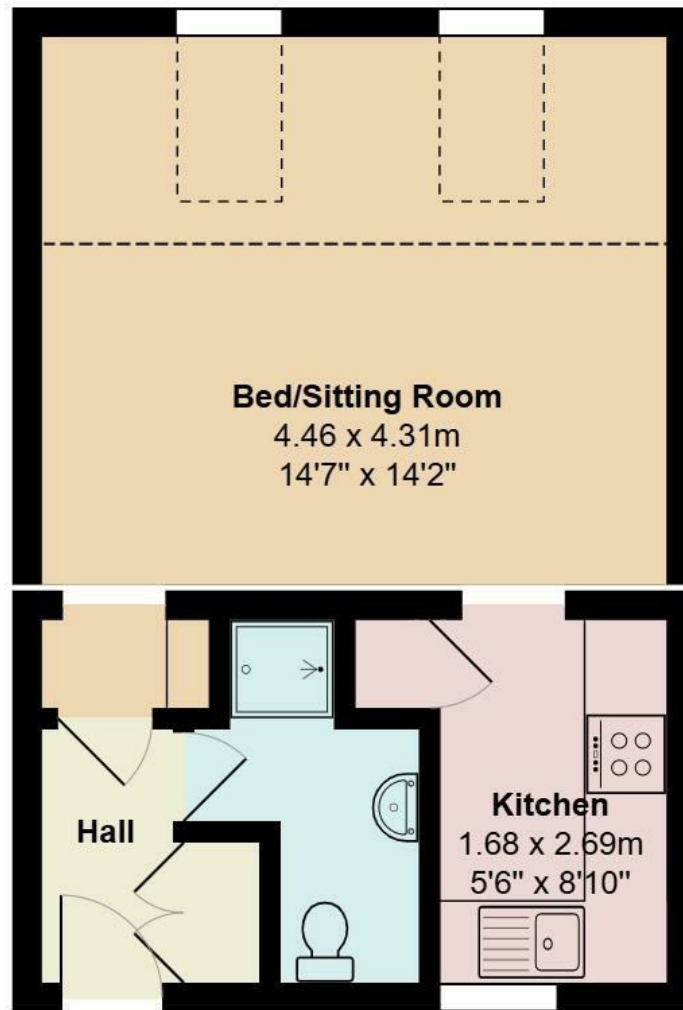
There's a functional shower room, with WC, basin and shower cubicle, and wardrobe and storage cupboard in the entrance hall. With electric storage heating, and double glazing to keep you warm.

The outlook from an open dormer window takes in a lovely street view up Sparhawk Street to glimpse the impressive Cathedral tower, and over the historic rooftops of the Medieval Grid. You'll really get to enjoy all the best of town centre living here.

Perfect for a busy professional wanting a place to stay mid-week - or perhaps as a cosy weekend to pop in and enjoy the lifestyle and amenities and all that Bury St Edmunds offers.

Tenure - Lease Details 999 years from 1982
approx 956 yrs remaining
Annual service / maintenance - £1108-44.
1/5 overall share of Freehold.
Council Tax - Band A - West Suffolk Council
[what3words///startles.gilding.rankings](https://www.what3words.com/startles.gilding.rankings)
EPC - 68 D - Potential 73 C
Services - mains Water, Drainage, Electricity.
OFCOM states - Mobile - outdoors all providers / Internet - Ultrafast available





Approx Total Area: 31.3 m² ... 337 ft²

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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