Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Flat 17, Lydgate Court Abbots Gate,
Bury St. Edmunds, IP33 2FB

Guide Price
£250,000

Retire in style in this superb ground floor apartment

Located at the front of the building with a bright, sunny aspect, this much improved GROUND FLOOR retirement apartment provides an excellent range of well-appointed accommodation

The property is 1 of 38 purpose-built luxury flats at Lydgate Court - designed specifically for the over 55's. Set in communal gardens with a residents' parking area, the apartment is a little larger than some of the other neighbouring apartments, making an internal viewing highly recommended.

Lydgate Court is located on Abbots Gate, which is situated within easy reach of the town centre and all local amenities.

The development is very secure making it perfect for those people wanting to be able to leave their home for periods of time whilst perhaps travelling and enjoying their retirement.

- Spacious ground floor retirement apartment
- Hall, large sitting/dining room, fitted kitchen
- Large master bedroom with en suite shower
- Further double bedroom, wet room
- Gas central heating, uPVC sealed unit glazing
- Communal gardens, residents lounge, parking
- Part time manager, 24 hour assistance centre

Lydgate Court is designed exclusively for the over 55's and although not sheltered accommodation in the traditional sense, does still have a very useful intercom and emergency system in each apartment connecting to a 24 hour, 365 day monitoring station.

The apartment is served by gas fired central heating and uPVC sealed unit glazing and enjoys a particularly sunny aspect.

The hallway has 2 cupboards providing useful storage and housing the gas-fired boiler. The sitting room is a couple of feet longer than that in most of the other apartments and provides ample space for both sitting and dining areas.

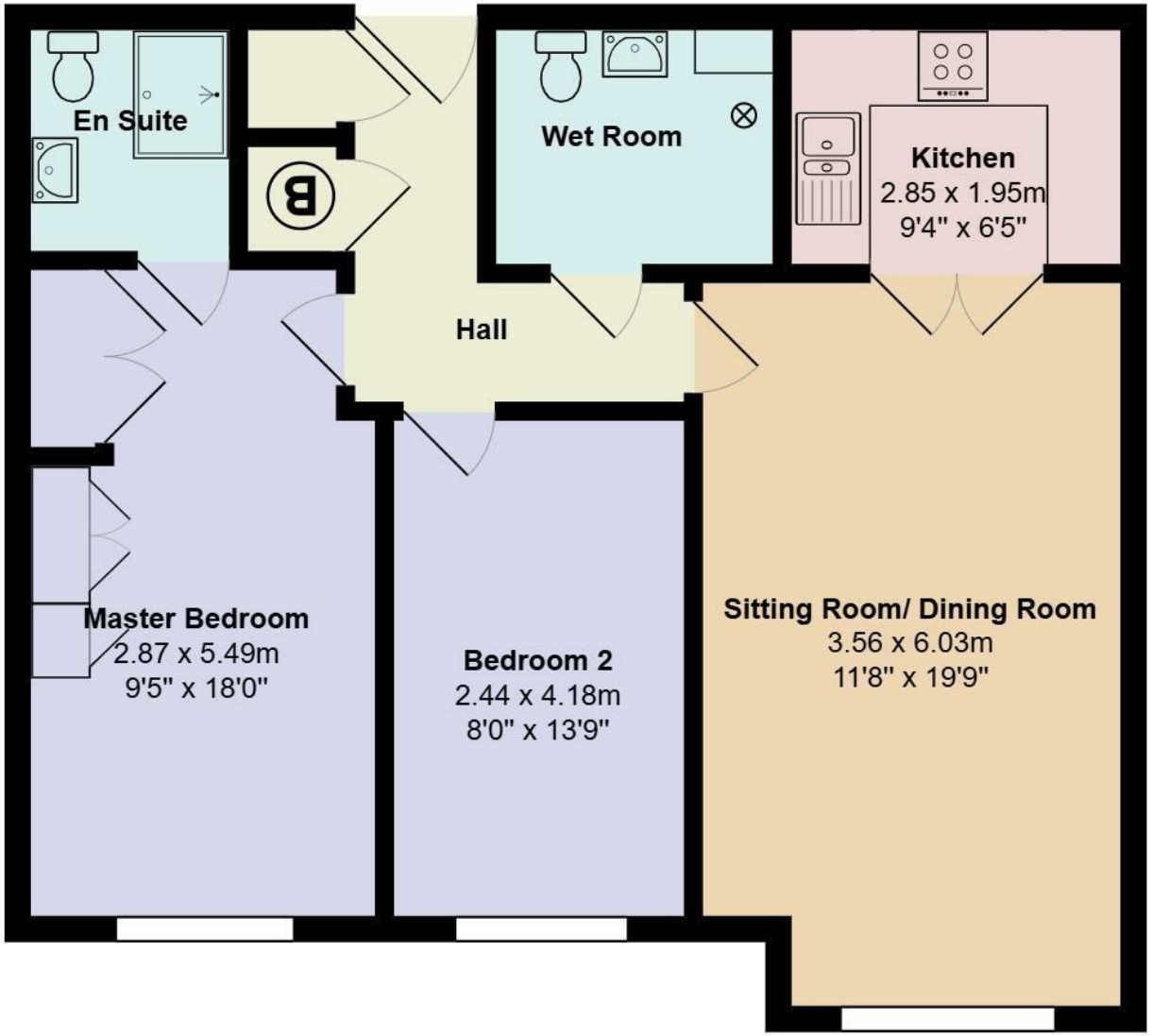
The kitchen is fully fitted and includes an integrated washing machine, dishwasher, fridge freezer and built-in oven, hob and extractor.

The master bedroom is of a particularly generous size and includes both built-in and fitted wardrobes and has an en suite shower room. Finally, there is a further double bedroom and a separate wetroom.

Lydgate Court is set in attractive communal gardens and parking areas. Amenities include a Residents' Lounge and a Library/Meeting room.

Lease Details
The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of £3698.68 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, residents' lounge, lifts to all floors and security/emergency system.

EPC RATING - B
COUNCIL TAX -BAND C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile providers are likely
WHAT3WORDS - ///opposites.agents.marshes



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