Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

11 Yew Tree Court,
Bury St. Edmunds, IP33 2JF

Guide Price
£170,000

Well-positioned ground floor apartment with private garden area

Occupying a convenient setting close to a parade of shops, this well-located apartment is also on a regular bus route and around a mile from the historic town centre. West Suffolk Hospital is also within easy reach.

The property offers well-proportioned rooms, including a spacious sitting room, two bedrooms, a fitted kitchen, and a shower room. Whilst some cosmetic improvement and updating is required, it benefits from gas-fired central heating and wooden sealed unit glazing.

Offered for sale with NO UPWARD CHAIN the property enjoys a tucked-away position with use of private communal gardens which can be easily accessed from the sitting room. There is also an allocated parking space.

In our opinion, the property would be perfect for first-time buyers or investment buyers with an approximate rental value of £1100 per calendar month once refurbished.

Lease
The property is leasehold with a long 999 year lease running from 2012. There is a current combined annual service/maintenance/ground rent of £1260, which covers buildings insurance, window cleaning, and maintenance of the communal areas and gardens.

- CHAIN FREE 2 bedroom ground-floor apartment.
- Located close to shops, town, and the hospital.
- Hall, spacious sitting room/diner
- Fitted kitchen, shower room.
- Communal gardens and allocated parking.
- Gas central heating, sealed unit glazing

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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