



THE
**Mortimer
& Gausden**
PARTNERSHIP

1 Southgate House Rougham Road,
Bury St. Edmunds, IP33 2RN

Guide Price
£169,995

*With complete peace of mind,
you can just enjoy the gardens
and relax*

If you're searching for the ideal retirement destination, Southgate House is hard to beat. Set within beautifully landscaped gardens on the edge of this historic market town, it offers the perfect balance of tranquillity and convenience.

This spacious ground floor apartment forms part of an exclusive retirement community for residents aged 60 and over. Offered CHAIN FREE, the property provides comfortable, low-maintenance living in a peaceful setting.

Southgate House enjoys a prime position on the sought-after southern side of Bury St Edmunds, set behind an impressive brick-pillared entrance and approached via a sweeping driveway. The beautifully maintained communal gardens create a delightful and peaceful environment for residents to relax and enjoy.

Bury St Edmunds itself offers an excellent range of shopping, dining, and recreational amenities, along with a vibrant cultural scene. The nearby A14 provides easy access to Ipswich, Cambridge, and beyond, making this an ideal location for those seeking both convenience and tranquillity.

- GROUND FLOOR apartment
- Exclusive to residents aged 60 and over
- Beautifully maintained communal gardens
- On site manager and emergency pull cord alarms
- Large sitting room, fitted kitchen, two bedrooms
- Shower room, electric heating, sealed unit glazing
- Residents lounge and conservatory
- Located on the southern side of Bury St Edmunds
- NO UPWARD CHAIN



The accommodation is served by electric heating and in brief comprises reception hall, shower room, generous sitting room with patio doors onto a patio with views over the communal gardens. There is also a fitted kitchen with a comprehensive range of cupboard storage and two good sized bedrooms.

Each room within the apartment has an emergency pull cord system to alert the on-site manager if required. During times when the Manager is not on-site, the alarm is sent through to a central monitoring system which is available 24 hours a day, 365 days a year.

Outside

The apartment enjoys views over the superbly landscaped communal gardens which include ample parking. There is also a residents lounge and conservatory.

Agents Note - The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: ££859.71 p/q. Ground rent: £60 per annum.

Agent Notes:

COUNCIL TAX - BAND C

COUNCIL - West Suffolk

EPC - D

SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///olive.excusing.increases





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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