THE
Mortimer
& Gausden
PARTNERSHIP

24 Tamlyn House Station Hill,
Bury St. Edmunds, IP32 6AQ

Offers In Excess Of
£190,000

Fashionable Top Floor Apartment In Prime Location

Situated just moments from the train station, this superb, top floor, one-bedroom apartment at Tamlyn House offers contemporary living in a convenient location. Finished to a high specification throughout, the property is suited to a range of buyers, whether it be those regularly commuting, first-time buyers, downsizers or even investors with an attractive gross yield of <8.0%.

Bury St Edmunds continues to grow in popularity, offering an excellent balance of professional opportunities and lifestyle appeal. The historic market town boasts a wide range of both independent and high-street amenities, including pubs, bars, restaurants, cafés, supermarkets, and comprehensive health and educational facilities, all contributing to its strong and enduring appeal.

Upon arrival you will find allocated parking, before entry to the apartment block.
The communal entrance is well-maintainted courtesy of Rosetree Estates and supports both stairs and lift access leading to the top floor.

- High Specification, Top Floor Apartment
- Allocated Parking
- Spacious Double Bedroom With Fitted Wardrobes
- Contemporary Kitchen With Integral Appliances
- Juliette Balcony From Living Space
- Superb For A Range Of Buyers
- Ideal Investment Property Offering <8.0% G/Y
- Attractive Position Providing A Considerable View

Upon entry, the property opens into a spacious open-plan kitchen and living area, flooded with natural light from a large window and Juliette balcony which provides a wonderful view.

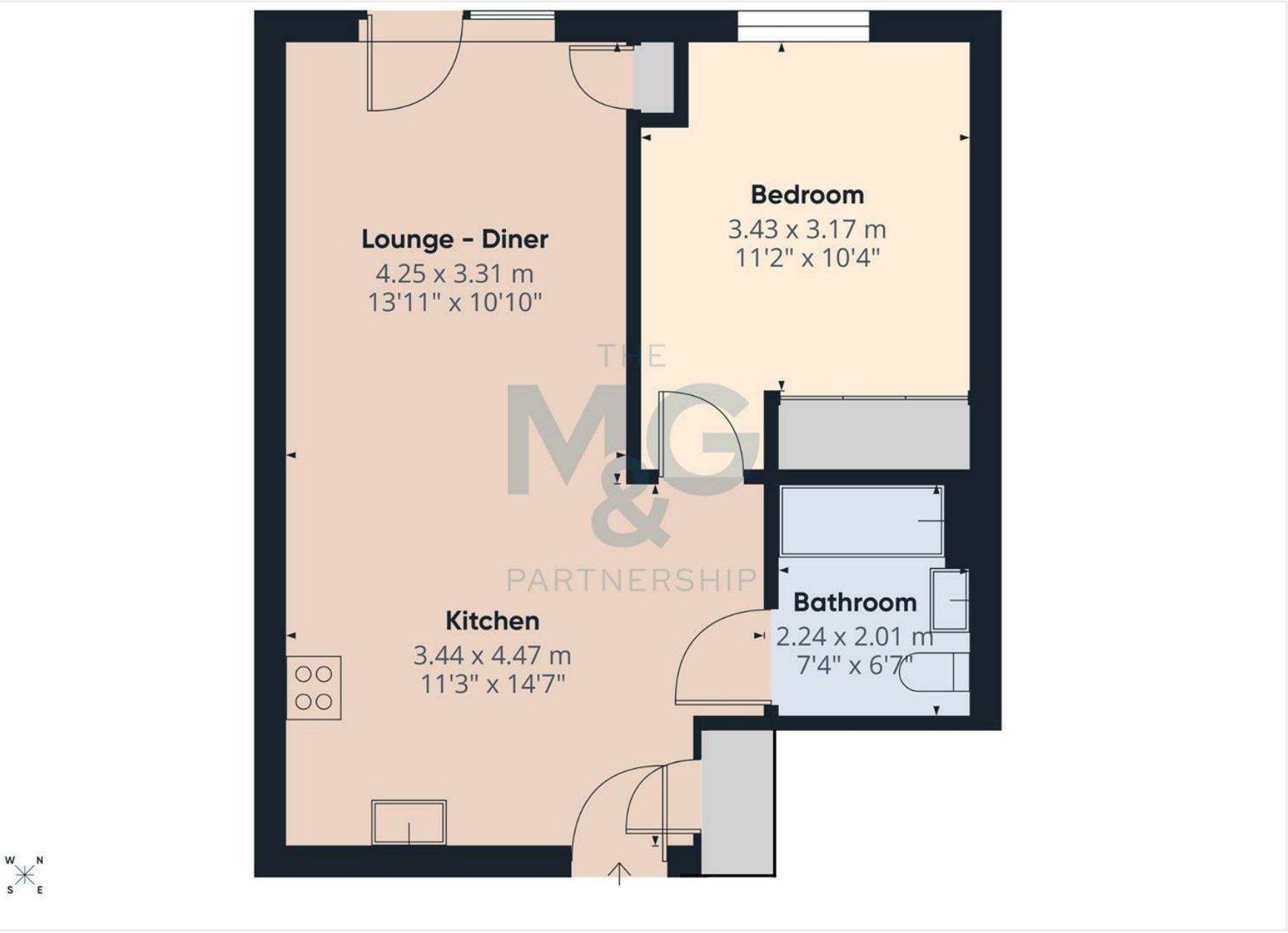
The modern kitchen is fully equipped with integrated appliances including a fridge/freezer, washer/dryer and dishwasher, complemented by stylish karndean flooring. Additional luxuries include: boiler hot water tap and filtered drinking water.

The generously proportioned principal bedroom is located off the main living area and features large, mirrored-fronted, built-in wardrobes, maximising both storage and floor space. The room is finished with carpet and contemporary window shutters.

The modern bathroom comprises a sleek three-piece suite, featuring a rainfall shower over the bath with touch screen controls, backlight vanity unit with anti-condensating feature and additional storage.

Communal:
Communal bin store and bike store can be found on the ground floor.

Agents Notes:
EPC Rating - B
Council Tax - B
All mains services connected
What3Words: ///warms.cadet.scrapping
Lease: 125 year lease from 01.01.2019 (118 Remaining)
Service Charge: £608.07 (Biannually March & September)
Ground Rent: £150 (Biannually - December & June)
Broadband: Ofcom states ultrafast is available
Mobile: Ofcom states all providers are likely



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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