



## 37 Lydgate Court, Bury St. Edmunds, Suffolk, IP33 2FB

**RETIRE IN COMPLETE COMFORT** – This well presented second-floor apartment is 1 of 38 purpose-built luxury flats at Lydgate Court – designed specifically for the over 55's.

Set in communal gardens, the property is being sold with the benefit of having **NO UPWARD CHAIN**

- Well presented second floor retirement apartment
- Set in communal gardens with parking
- Hall, sitting room/dining room, fully fitted kitchen
- Master bedroom with en suite, further good sized bedroom
- Gas fired central heating, uPVC sealed unit glazing

**Guide Price £245,000**





## General Information

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. The A14 can be easily accessed which leads to Ipswich, Cambridge and London via the M11.

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. There is also a manager on site during weekday mornings. The building is set in attractive communal gardens with ample parking. Amenities include a Residents Lounge and Library/Meeting/Games room.

As previously mentioned, this apartment is located on the second floor and benefits from gas fired central heating with a modern boiler and uPVC sealed unit glazing.

The entrance hall has a built-in cupboard and a further cupboard housing the gas boiler. A wall-mounted intercom system connects to the manager and the 24 hour emergency monitoring system. There is a further entryphone system that operates the front door.

The sitting/dining room is a lovely size and has glazed doors open into the kitchen which includes a range of base and wall mounted units, worktop surfaces and built-in appliances including a fridge freezer, double oven, hob, hood and integrated washer/dryer.

The master bedroom has a built-in double wardrobe and an en suite shower room with glass-enclosed shower cubicle, toilet and vanity basin. Bedroom 2 is also of a very good size. Finally, there is a separate modern bathroom.

### Outside

Lydgate Court is set in communal gardens with communal parking for owners and visitors.

### Lease Details

The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250pa and a Service Charge of around £2760 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.

### Directions:

From Bury St. Edmunds town centre proceed on Cullum Road to the roundabout and take the 3rd exit onto Wilkes Road. Continue to follow the road turning right onto Barons Road, then right into Laundry Lane and Abbots Gate. Lydgate Court will be seen on the righthand side.

## Hall

Sitting Room/Dining Room 17'5 x 11'4  
(5.31m x 3.45m)

Kitchen 9'0 x 6'5 (2.74m x 1.96m)

Master Bedroom 17'8 x 9'6 (5.38m x 2.90m)

En Suite Shower 6'2 x 5'9 (1.88m x 1.75m)

Bedroom 2 13'4 x 8'0 (4.06m x 2.44m)

Bathroom 7'6 x 6'6 (2.29m x 1.98m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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