Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

1 Riverside Court, Bell Meadow,
Bury St. Edmunds, IP32 6AU

Guide Price
£135,000

A ground floor apartment in a pleasant residential setting

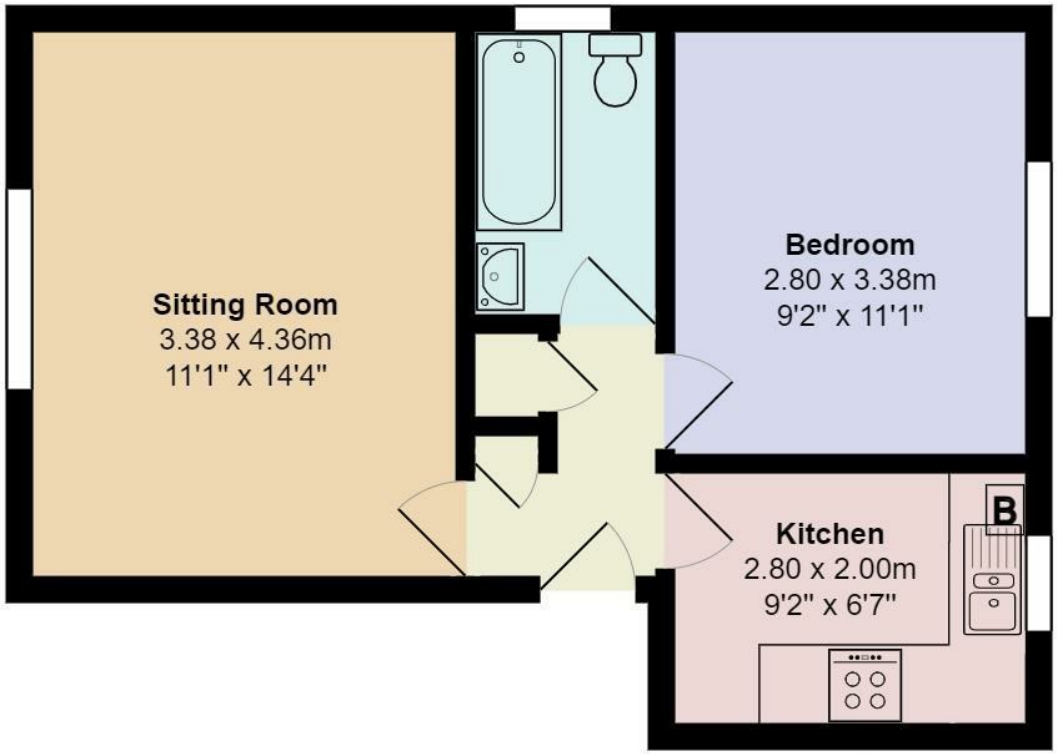
Whether you are looking to take your first steps onto the property ladder or hoping to add to your existing property portfolio, this well-maintained ground floor apartment is bound to be of interest.

The property occupies an established location within easy reach of the town centre and railway station. The apartment, which is currently Tenanted, benefits from gas fired central heating and uPVC sealed unit glazing. There is a good sized sitting room, a double bedroom and a modern bathroom. The kitchen was refitted a few years ago and includes an integrated oven, hob and cooker hood.

Riverside Court is set in communal gardens with a clothes drying area and ample parking.

LEASE - The property has a 125 year lease running from 1987. There is an annual service charge of £1537.25 with no ground rent payable.

APPROXIMATE RENTAL VALUE £750 pcm
COUNCIL TAX - BAND A
ENERGY PERFORMANCE RATING - D



- Well located ground floor apartment
- Situated close to the railway station
- With around 1 mile of the town centre
- Sitting room, re-fitted kitchen, bedroom
- Gas central heating, uPVC glazing
- Communal grounds and parking
- Ideal investment or first time buy

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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526