

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



53 Maltings Way,  
Bury St. Edmunds, IP32 6EY

Guide Price  
£160,000

INDEPENDENT ESTATE AGENTS

## *A superb ground-floor apartment in a popular location*

This attractively presented ground-floor apartment would be perfect for first-time buyers or anyone looking for a worthy addition to their investment portfolio.

The property which benefits from gas-fired central heating and UPVC sealed unit glazing, offers a well-planned layout including a large reception room, a double bedroom and a stylish fitted kitchen.

Set in communal gardens with allocated parking, this well-appointed home is bound to have wide appeal.

- Attractively presented ground-floor apartment
- Occupying a popular and convenient location
- Gas-fired central heating, UPVC glazing
- Spacious living room with dining area
- Fitted kitchen, double bedroom, bathroom
- Allocated parking space and communal gardens
- Excellent first time buy of investment purchase
- Long Lease - early viewing recommended



The property is approached through a secure communal hallway, with an entry phone system.

Once inside the apartment, the entrance hall has two useful cupboards. The living room is of a very comfortable size and includes ample space for a dining table.

The kitchen is fitted with a range of units and worktop services and includes an integrated oven, hob, and cooker hood. There is a built-in washer-dryer and a wall-mounted gas combination boiler.

The double bedroom includes built-in wardrobes. Finally, the bathroom includes a panel enclosed bath with a shower above.

#### Outside:

The property has an allocated parking space to the front and the use of communal gardens to the rear.

#### Rental value:

The property has a current rental value of approximately £1,100 pcm

**Lease details:** We understand there is a lease of 999 years running from 1st January 2006. There is an annual service/maintenance charge of £1,055.74, which is made up of 2 payments of £527.87 paid in January and July. There is no ground rent.

**Council Tax:** Band A

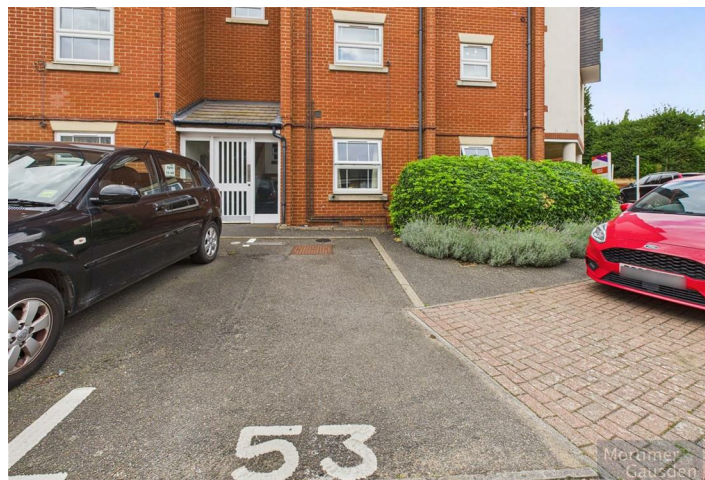
**Energy Performance Rating:** C

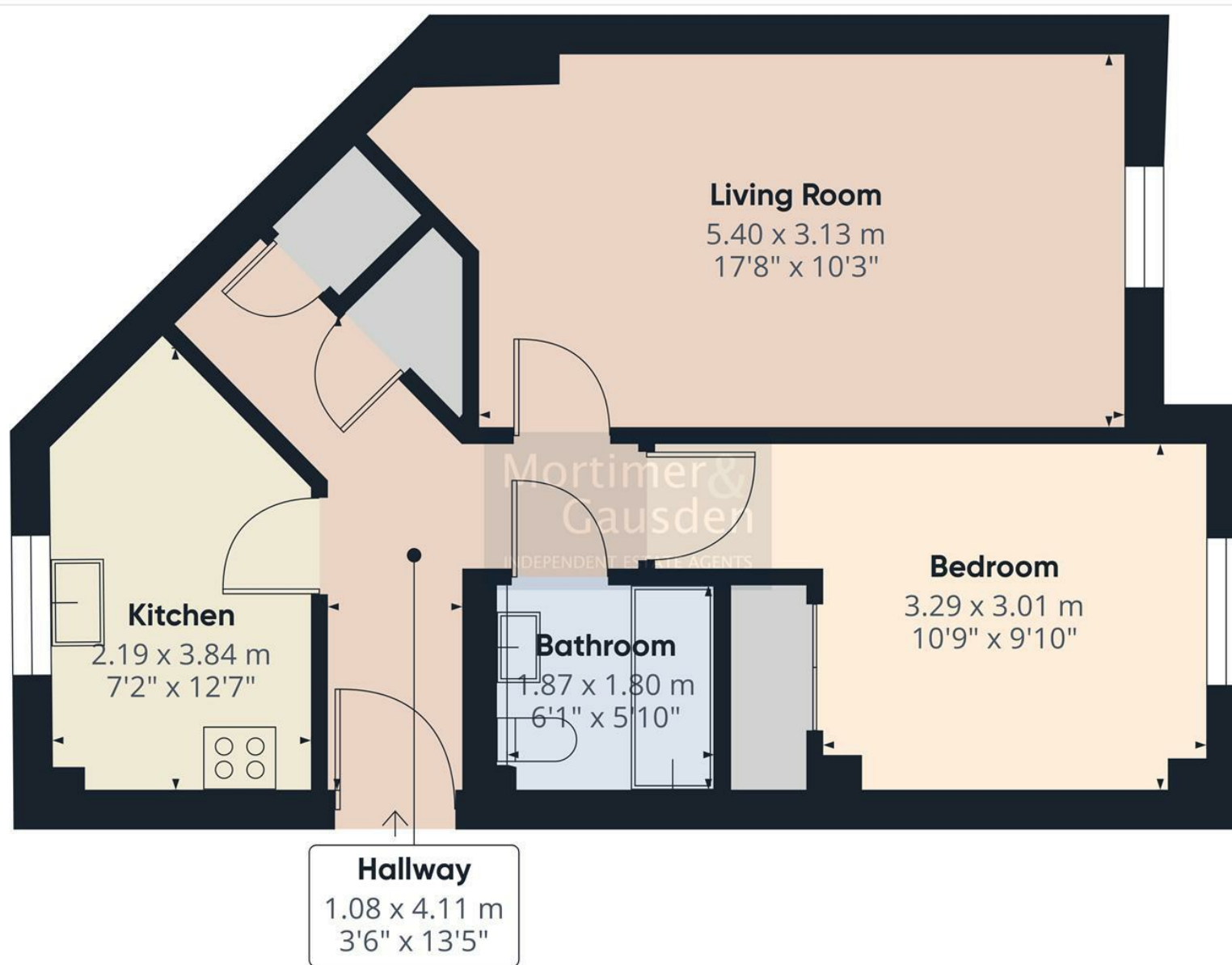
**Local Council:** West Suffolk

**Services:** All main services connected

**Broadband:** Ultrafast broadband available (source: Ofcom)

**Mobile Coverage:** Service available from all providers (source: Ofcom)





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**