Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

7, Chantry Court, Cotton Lane,
Bury St. Edmunds, IP33 1AY

Guide Price
£170,000

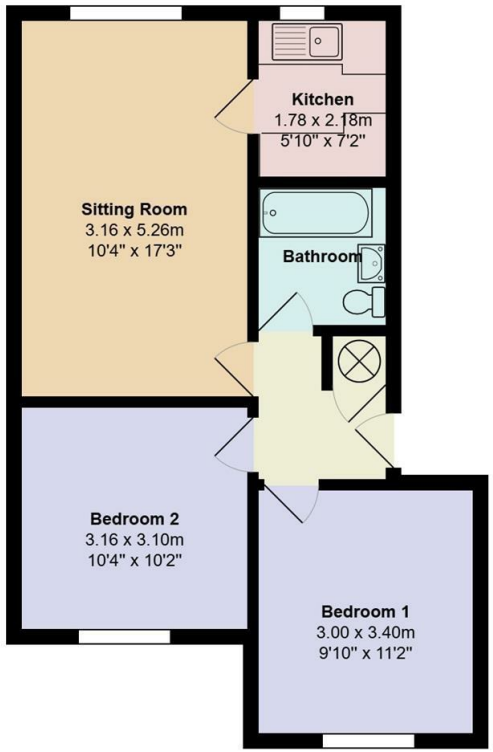
A spacious CHAIN FREE first-floor apartment

If you have been looking for a home close to all the town centre amenities, this surprisingly spacious first-floor apartment could be just what you need!

Ideally positioned within walking distance of the town centre and train station, the property features a generous reception room and two double bedrooms. Set within communal gardens and benefiting from allocated parking, this chain-free apartment is an excellent choice for both first-time buyers and investors.

LEASE DETAILS 125-year lease from 1989. Approximately 88 years remaining.
SERVICE CHARGE: £136.00 pcm GROUND RENT: £65.00 six monthly.

SERVICES: Mains water, drainage and electricity are connected.
EPC RATING: C - LOCAL AUTHORITY: West Suffolk. COUNCIL TAX: Band: B.
Ofcom states that ultrafast broadband and all mobile providers should be available



- CHAIN FREE first-floor apartment with secure entry
- Ideal investment - Current Rental Value from £950 PCM
- Kitchen, large reception room, 2 Double bedrooms, bathroom
- Economy 7 heating, uPVC glazing. Allocated parking
- Located close to all amenities, early viewing advised

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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