Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

35 Lydgate Court, Bury St. Edmunds, Suffolk, IP33 2FB

If you have been planning to retire in style, this attractively presented 2nd-floor apartment could be ideal. The property is 1 of 38 purpose built luxury flats at Lydgate Court - designed exclusively for the over 55's.

The apartment includes a spacious sitting room, fitted kitchen and 2 good sized bedrooms. Set in communal gardens with ample parking, this particular apartment is being sold with the benefit of having NO UPWARD CHAIN

- Superb 2nd floor retirement apartment
- Hall, sitting room, fitted kitchen
- 2 Good sized bedrooms, modern bathroom
- Gas central heating, upvc sealed unit glazing
- Residents lounge, communal gardens, ample parking
- NO UPWARD CHAIN - Early viewing advised

Offers In Excess Of £200,000

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General Information

Lydgate Court is located on Abbots Gate, which is situated within easy reach of the town centre and all local amenities. 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.

The accommodation is served by upvc sealed unit glazing and has gas fired central heating. The property is in excellent decorative order with neutral carpets adding to the feeling of light and space.

From the entrance foyer, a lift gives access to the 2nd floor. The entrance hall gives access to the sitting/dining room which has an interesting shape and connecting doors into the kitchen. The fitted kitchen includes a built-in fridge freezer, oven, hob and washer/dryer. There are 2 good sized bedrooms and a modern bathroom with a classic white suite.

Lydgate Court is set in attractive communal gardens with ample parking. Amenities include a Residents Lounge and Library/Meeting room.

Lease Details
The property has a 299 year lease running from 2009. There is an annual Ground Rent of £253.90 pa and a Service Charge of around £2643.18 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.

Council Tax Band C.

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.

Entrance Hall

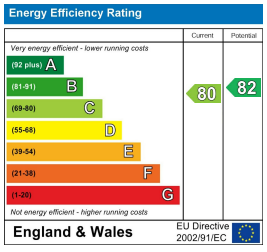
Sitting Room 16'5 x 12'0 average (irregular shape) (5.00m x 3.66m average (irregular shape))

Kitchen 10'0 max x 6'4 (3.05m max x 1.93m)

Bathroom 7'4 x 6'6 (2.24m x 1.98m)

Bedroom 1 13'2 max x 9'3 (4.01m max x 2.82m)

Bedroom 2 12'5 x 6'11 (3.78m x 2.11m)



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Bedroom 1
Bedroom 2
Sitting Room
Bathroom
B
Kitchen

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