



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





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