



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

Flat 14 Lydgate Court, Abbots Gate,  
Bury St. Edmunds, IP33 2FB

Guide Price  
£210,000



*A well presented ground floor apartment occupying arguably one of the best positions within this development*

Situated within the highly regarded Lydgate Court development, this well-presented ground floor apartment provides comfortable, secure and easily maintained accommodation, designed exclusively for the over 55's.

Occupying a particularly desirable setting at the very end of the building, the apartment enjoys easy access to the residents parking area and rear entrance, whilst also overlooking its own attractive section of communal gardens.

Lydgate Court forms part of Abbots Gate and offers an excellent range of communal facilities including a residents lounge, library/meeting room, attractive communal gardens.

The development is ideal for those wanting independence, but with the reassurance of a secure building and an intercom/emergency system connected to a 24 hour monitoring station.

- Superb ground floor retirement apartment
- Occupying an excellent position
- Communal facilities including residents lounge
- 24 Hour emergency call system
- Dual aspect sitting room, fitted kitchen
- 2 good size bedrooms, shower room
- Lovely communal gardens and parking
- No onward chain, early viewing advised





The accommodation, which is served by gas fired central heating and uPVC sealed unit glazing, in brief comprises:

A welcoming entrance hall includes a useful built-in storage cupboard and a separate boiler cupboard.

The sitting room is a bright and airy dual-aspect room enjoying a sunny outlook and views over the communal gardens. A comfortable living space, perfect for relaxing or entertaining. The kitchen is fitted with a range of units and worktop surfaces and includes built-in oven, hob, washer dryer and fridge freezer.

Bedroom 1 is a good-sized double bedroom with built-in wardrobes. Bedroom 2 is a spacious single bedroom and would make an ideal study or hobbies room. Finally, there is a spacious shower room, making the apartment ideal for those seeking manageable and comfortable accommodation.

Outside

Lydgate Court is set within attractive communal gardens, with residents' parking. This apartment enjoys what is arguably one of the most convenient locations within the development, being situated adjacent to the rear entrance and just a short distance from the residents' parking area.

## The Development

Lydgate Court is a collection of 38 luxury apartments designed exclusively for the over 55's. Whilst not sheltered accommodation in the traditional sense, each apartment benefits from an intercom and emergency assistance system connected to a 24 hour, 365 day monitoring station.

### Lease Details

The property has a 299 year lease running from 2009. There is an annual Ground Rent of £250 pa and a Service Charge of around £4149.92 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.

EPC RATING - C

COUNCIL TAX -BAND C

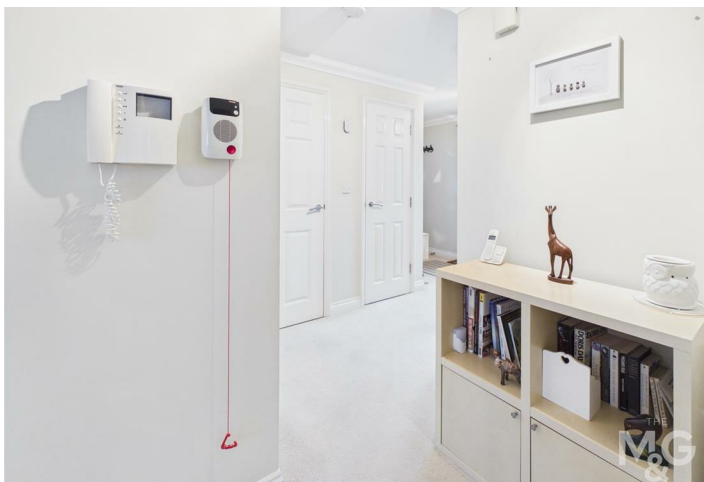
COUNCIL - West Suffolk

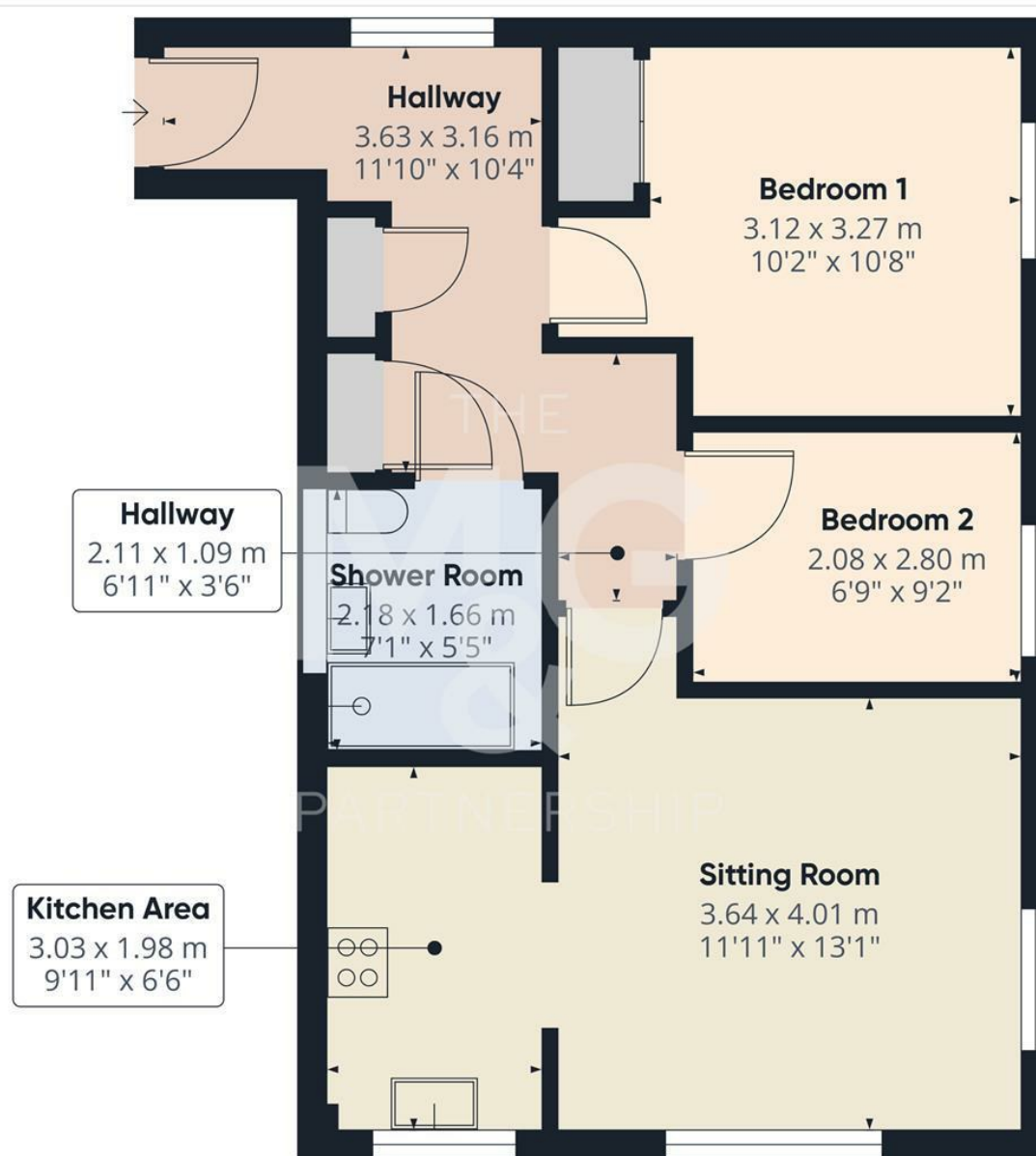
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - ///bucket.observer.equipment





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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