THE
Mortimer
& Gausden
PARTNERSHIP

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

Offers In Excess Of
£240,000

Stylish/well-appointed ground floor apartment

RETIRE IN STYLE - This well-presented GROUND FLOOR apartment is 1 of 38 purpose-built luxury flats at Lydgate Court - designed specifically for the over 55's.

Offered for sale with the benefit of NO UPWARD CHAIN, this particular apartment is conveniently located close to the main entrance of Lydgate Court and is superbly situated to access the residents' lounge, library and communal gardens.

- Offered for sale CHAIN FREE
- Well presented GROUND floor apartment
- Hall, sitting/dining room, fitted kitchen
- Master bedroom with en suite shower room
- Further good sized bedroom
- Gas central heating, uPVC sealed unit glazing
- On site manager, communal lounge and library
- Resident and guest parking

Lydgate Court is very secure making it perfect for those people wanting to be able to leave their home for periods whilst perhaps travelling and enjoying their retirement. Designed exclusively for the over 55s, although not sheltered accommodation in the traditional sense, the apartment does still have a very useful intercom and emergency system connecting to a 24 hour, 365-day monitoring station. The building is set in attractive communal gardens with resident and guest parking. Amenities include a residents' lounge, a library and well tended communal gardens.

The entrance hall has 2 built-in cupboards. A wall-mounted intercom system connects to the manager and the 24 hour emergency monitoring system. There is a further entryphone/video system that operates the front door.

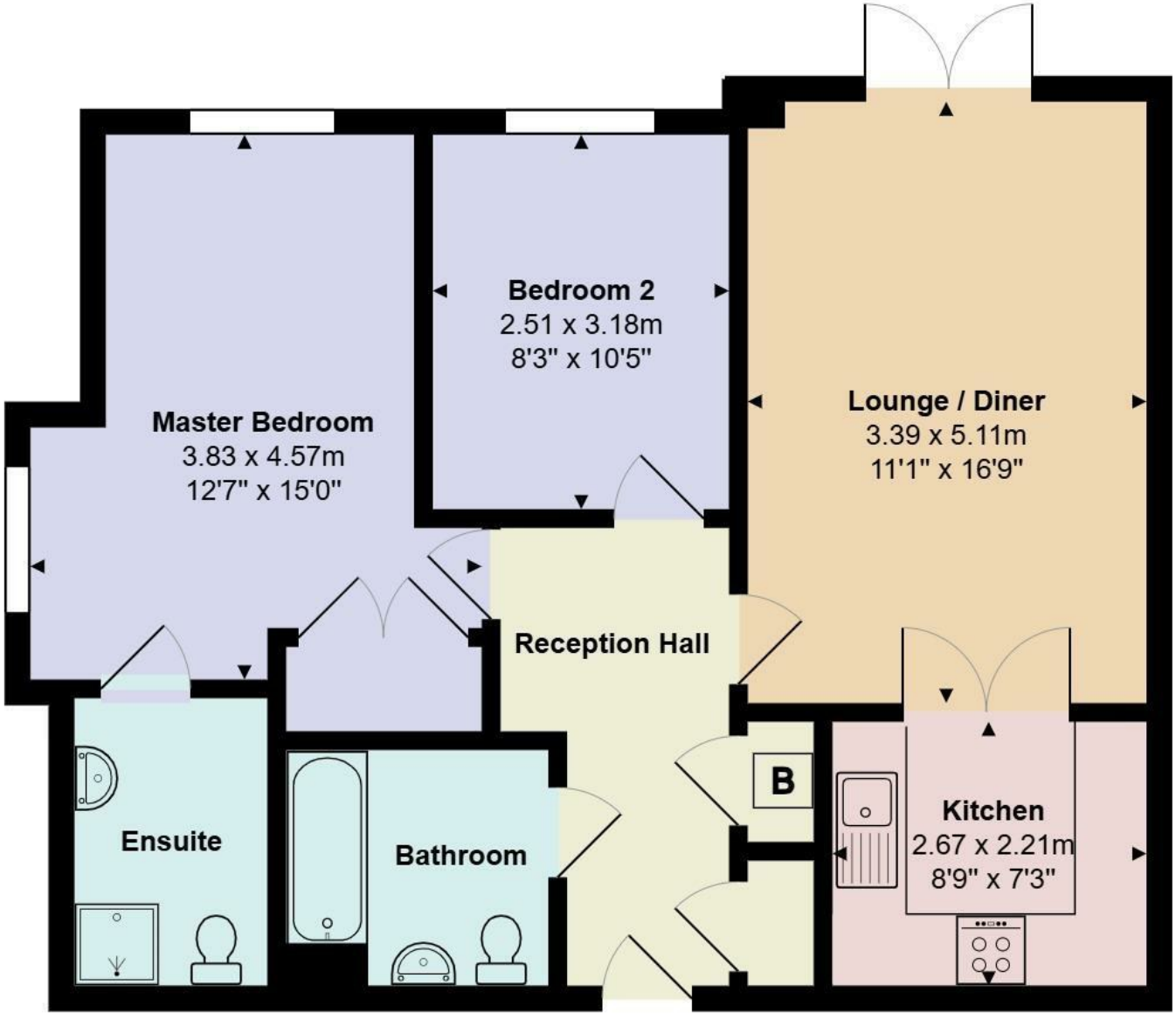
The sitting room is a lovely size and could easily accommodate a dining table and has glazed french doors. The kitchen includes an integrated fridge freezer, double oven, hob, hood and washer/dryer.

The master bedroom is a good-sized double room and includes an en suite shower room, a built-in double wardrobe and double aspect windows. Bedroom 2 is also of a good size, and finally, there is a further bathroom.

Outside
Lydgate Court is set in communal gardens with communal parking.

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 £3698.68 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 - B
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 - ///accordion.lights.distanced



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