

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

55 Maltings Way,  
Bury St. Edmunds, IP32 6EY

Offers In Excess Of  
£190,000



## *Ideally Positioned, Two Bed, Two Bath Apartment*

Situated a short walk to the vibrant Bury St Edmunds town centre, this stylish two-bedroom apartment presents an exceptional opportunity for a range of buyers including investors, offering <7.2% gross yield.

Bury St. Edmunds offers an excellent range of amenities including restaurants, cafés, pubs, retail outlets, gyms, leisure facilities and schools. The apartment is also ideally positioned within approximately 0.3 miles of the train station, providing superb direct links to London, Cambridge and Norwich for those who regularly commute. Similarly, the A14 is in easy reach.

Accessed via a well-maintained communal entrance, this first floor apartment offers an attractive position with views over the communal green from both bedroom one and two.

- Two Double Bedrooms With Storage
- En-Suite In Principal Bedroom
- Allocated Parking
- Well Served Location
- Well-Presented Throughout
- Leasehold - 979 Years Remaining
- New Boiler Installed 2-3 Years Ago



Upon entry, the property comprises:  
Generous entrance hallway complete with contemporary hard-flooring leading into the reception space. Two substantial storage cupboards and access to the family bathroom.

The family bathroom is complete with wc, basin, shower over bath and heated towel rail.

Both bedrooms can be found on the left-hand side of the property, providing division from the reception space whilst also overlooking the communal green. Both bedrooms are large double rooms with fitted storage, whilst the principal has an en-suite fitted with wc, basin, shower cubicle and heated towel rail.

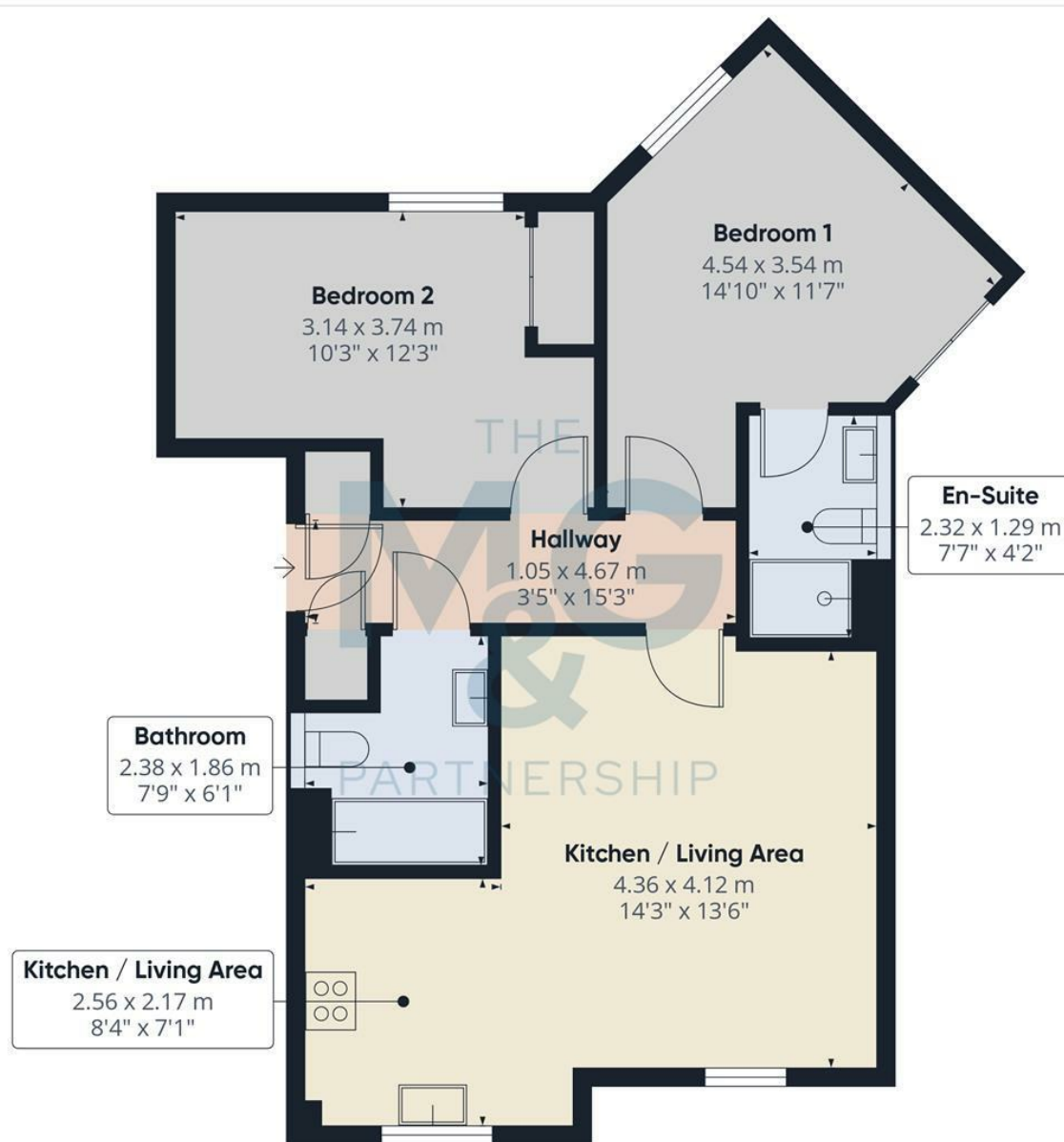
The heart of the home is the spacious, open-plan, kitchen /dining/living area, designed for both everyday living and entertaining. The contemporary U-shaped kitchen features shaker-style cabinetry, generous worktop space and ample storage, together with an integrated oven, gas hob, extractor hood and dishwasher. Space and plumbing are provided for a fridge-freezer and washer-dryer. The adjoining living and dining area is flooded with natural light through large double-glazed windows and offers flexible space for both relaxation and dining.

Externally, the property is complemented by an allocated parking space and communal grounds which are well-maintained.

Agent Notes:  
EPC: B  
Council Tax: B  
Lease: 979 Years Remaining  
Service Charge: £1,428.94 p/a  
New boiler circa. 2-3 years ago  
What3Words: ///eggs.fortified.slamming  
All mains services connected - gas central heating  
Fantastic investment opportunity - 7.2% gross yield  
Broadband: Ultrafast broadband available (source: Ofcom)  
Mobile Coverage: Service available from all providers (source: Ofcom)







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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk  
www.mortimerandgausden.co.uk  
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526