



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

1, 112, Victoria House Springfield Road,  
Bury St. Edmunds, IP33 3AN

Guide Price  
£210,000

THE  
**M&G**  
PARTNERSHIP



## Ground Floor Apartment With Exclusive Garden & Allocated Parking

Situated a stone's throw from Bury St Edmunds town centre, this well-presented, two-bedroom ground-floor apartment offers notably generous internal accommodation and private outdoor space, being one of only two residencies within the development to enjoy its own dedicated garden.

An extensive selection of local amenities lies within immediate reach, including an array of pubs, bars, restaurants, retail outlets, and both leisure and educational facilities. The property also affords excellent connectivity, with swift access to the A14 and Bury St Edmunds train station located approximately 0.7 miles away, providing an ideal base for regular commuters.

Additionally, the apartment is positioned approximately 1.3 miles (a 25-minute walk) from West Suffolk Hospital, rendering it particularly well-suited to NHS professionals seeking convenient proximity to their workplace.



- Ground Floor Apartment With Private Garden & Parking
- Walking Distance To Town Centre
- Two Double Bedrooms Both With Fitted Storage
- En-Suite In Principal Bedroom
- Superb Investment, Generating <6.2 - 6.8% Gross Yield
- Vacant & Chain-Free!
- Leasehold - 962 Years Remaining
- Neutrally Decorated Throughout



The accommodation comprises:

Entrance hall offering storage which houses both the water tank and space / plumbing facilities for a washing machine.

The principal bedroom features integrated wardrobes and a generously proportioned en-suite shower room, fitted with wc, basin, vanity unit, double shower, heated towel rail and significant storage options.

The second double bedroom is also notably spacious and benefits from fitted wardrobe storage.

The substantial lounge enjoys dual-aspect windows that provide an abundance of natural light, whilst upgraded sliding patio doors offer seamless access to the private rear garden and allocated parking.

Adjacent to the lounge is the well-appointed kitchen, equipped with a range of integrated appliances including eye-line oven, hob, extractor fan and undercounter fridge to create a streamlined and contemporary finish.

A modern three-piece bathroom suite, complete with wc, basin, storage and shower-over-bath and concludes the accommodation.

Outside:

The private garden is well proportioned supporting gated access to the carpark with allocated parking. A large storage shed provides the perfect space for holding the summer furniture.

Ideal for a range of buyers including investors, offering 6.2 - 6.8% gross yield, or equally first-time buyers, those downsizing or looking for single level living.

Agent Notes:

Leasehold - 962 Years Remaining

Ground Rent - £50 (biannually)

Service Charge - £912.24 (biannually)

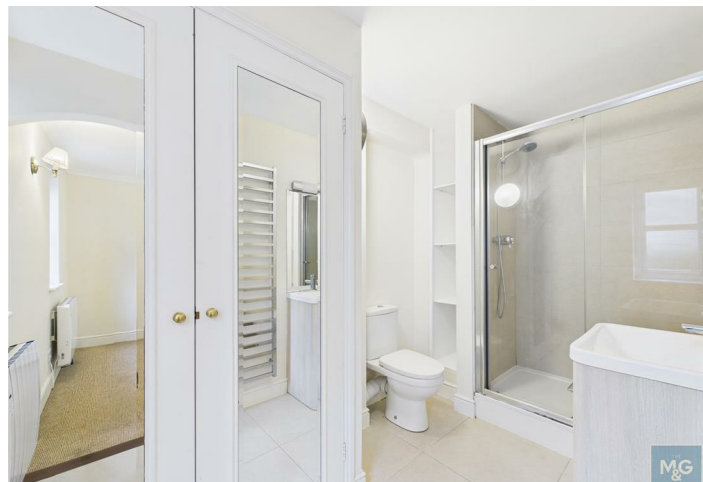
EPC Rating - D

Council Tax - B

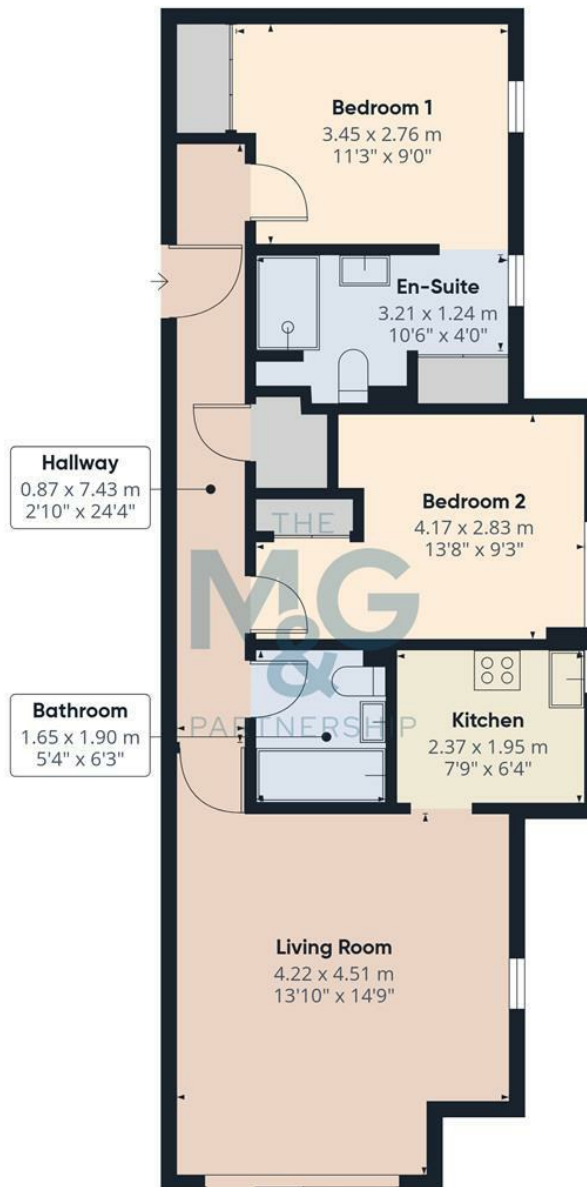
Mains water and drainage

Energy efficient electric heating

What3Words: ///springing.mindset.suspends







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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