



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

8 Tannery Drive,  
Bury St. Edmunds, Suffolk, IP33 2SD

Offers In Excess Of  
£175,000

PARTNERSHIP

## Contemporary First Floor Apartment In A Quiet Residential Setting

Situated a short walk into the thriving Bury St Edmunds town centre, this attractively positioned, first floor apartment is bathed in natural light, courtesy of the dual-aspect, and offers an attractive view to the front.

Bury St Edmunds is a highly desirable place to live, and mirrors the property's unique blend of historic charm, modern convenience, and a strong sense of community. Renowned for its beautiful architecture and the iconic Abbey Gardens, the town provides an attractive and peaceful setting while remaining lively and well connected. Residents benefit from a wide range of independent shops, restaurants, cultural attractions, and excellent schools, making it well suited to families and professionals alike.

With easy access to the surrounding Suffolk countryside as well as good transport links to Cambridge and London via the A14 and train station, Bury St Edmunds combines quality of life with practicality, making it an appealing place to call home.

- Well-Presented, First Floor Apartment
- Desirable Location With Parking
- Naturally Light Accommodation, Courtesy Of The Dual-Aspect
- Outskirts Of The Town Centre
- Fantastic For First Time Buyers & Investors Alike
- View Over Communal Gardens To The Front
- Contemporary Kitchen & Bathroom
- Viewing Highly Recommended!



Whether you are looking for your first home, something you can lock and leave or perhaps an addition to your investment portfolio, this well maintained and much improved, two bedroom apartment is bound to appeal.

A secure communal entrance hall with an entryphone system leads to the first floor and the private entrance hall of the apartment.

Upon entry, you are greeted by the entrance hall which holds access to two bedrooms. Bedroom one supports fitted storage to maximise the space available and overlooks the side/rear.

The contemporary bathroom is well appointed and supports wc, basin, bath with rainfall shower-over and heated towel rail. A useful airing cupboard can also be found for storage.

The open-plan living-diner is bathed in natural light, courtesy of the dual aspect and offers an attractive view over the communal garden and front of the property.

Supporting a choice of low and eye-level storage, the stylish kitchen has been cleverly designed to maximise the space available, whilst including an integrated oven, hob, extractor fan and dishwasher. Space and plumbing facilities are available for a freestanding washing machine and fridge-freezer.

#### Outside

The property is set in established communal gardens and includes a parking space to the rear. There is ample additional parking within the road.

#### Lease

The property has a 999 year lease which began in 1993 leaving approximately 966 years remaining. There is an annual Ground Rent of £141.20 and an annual service/maintenance charge of £2,170.18 which also covers buildings insurance.

#### Agent Notes:

EPC Rating - C

Council Tax - B

Mains water & drainage

Electric Heating

What3Words: ///humble.organisms.fortunes

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (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.

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