



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

38, Honeysuckle Way,  
Bury St. Edmunds, IP32 7HS

Guide Price  
£125,000



## *A well located purpose built first floor apartment*

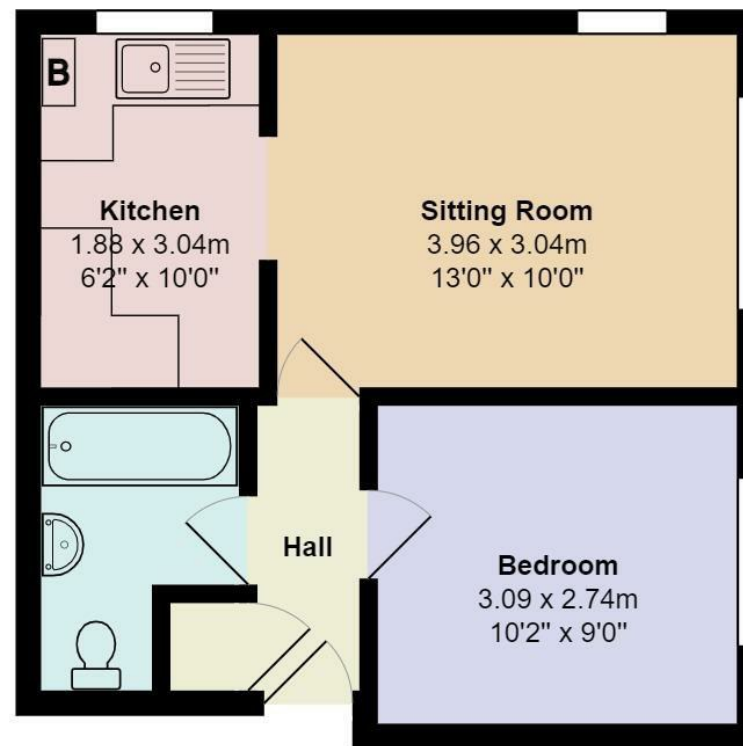
If you have been looking for your first home or perhaps something for investment, this 1 bedroom apartment could be ideal. The property occupies a pleasant setting at the end of a cul de sac and facing a recreation green.

The property, which has NO UPWARD CHAIN, benefits from gas fired central heating. There is allocated parking and communal gardens.

Lease details: The property is leasehold with a 120 year lease running from 1/10/1991 (87 years remaining) There is an annual ground rent of £100 and an annual service/maintenance charge of £935.18.

COUNCIL TAX - BAND A  
ENERGY PERFORMANCE RATING - C

- CHAIN FREE first floor modern apartment
- Occupying a popular well served location
- Hall, dual aspect sitting room, fitted kitchen
- Double bedroom, bathroom
- Gas fired central heating, wooden sealed unit glazing
- Communal gardens, allocated parking



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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