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38 Lacy Court Risbygate Street,
Bury St. Edmunds, IP33 3AD

Guide Price
£200,000

RETIRE IN STYLE

This spacious, well-appointed and beautifully presented retirement apartment is located on the top floor of Lacy Court and enjoys views over landscaped communal gardens.

This particular apartment is believed to be of the largest design in the complex and is also one of the few that offers 2 double bedrooms. Lacy Court is located on Risbygate Street, which is within easy reach of the town centre and all local amenities. The market town of Bury St. Edmunds offers a superb range of educational, cultural, recreational and shopping facilities, with the West Suffolk Hospital and A14 also within easy reach. The development is very secure making it perfect for those people wanting to be able to leave their home for periods of time whilst perhaps travelling and enjoying their retirement.

- Bright and spacious retirement apartment
- Situated close to the town centre
- Reception hall, large reception room
- Fitted kitchen, shower room
- 2 double bedrooms, built-in wardrobes
- uPVC sealed unit glazing, electric heating
- Communal gardens, parking & residents lounge
- On site manager - NO UPWARD CHAIN



If you have been looking for a retirement flat, either for yourself or perhaps a relative, you will know that the size, quality and price of each apartment can vary enormously. Lacy Court is a very friendly complex with an excellent on-site Manager.

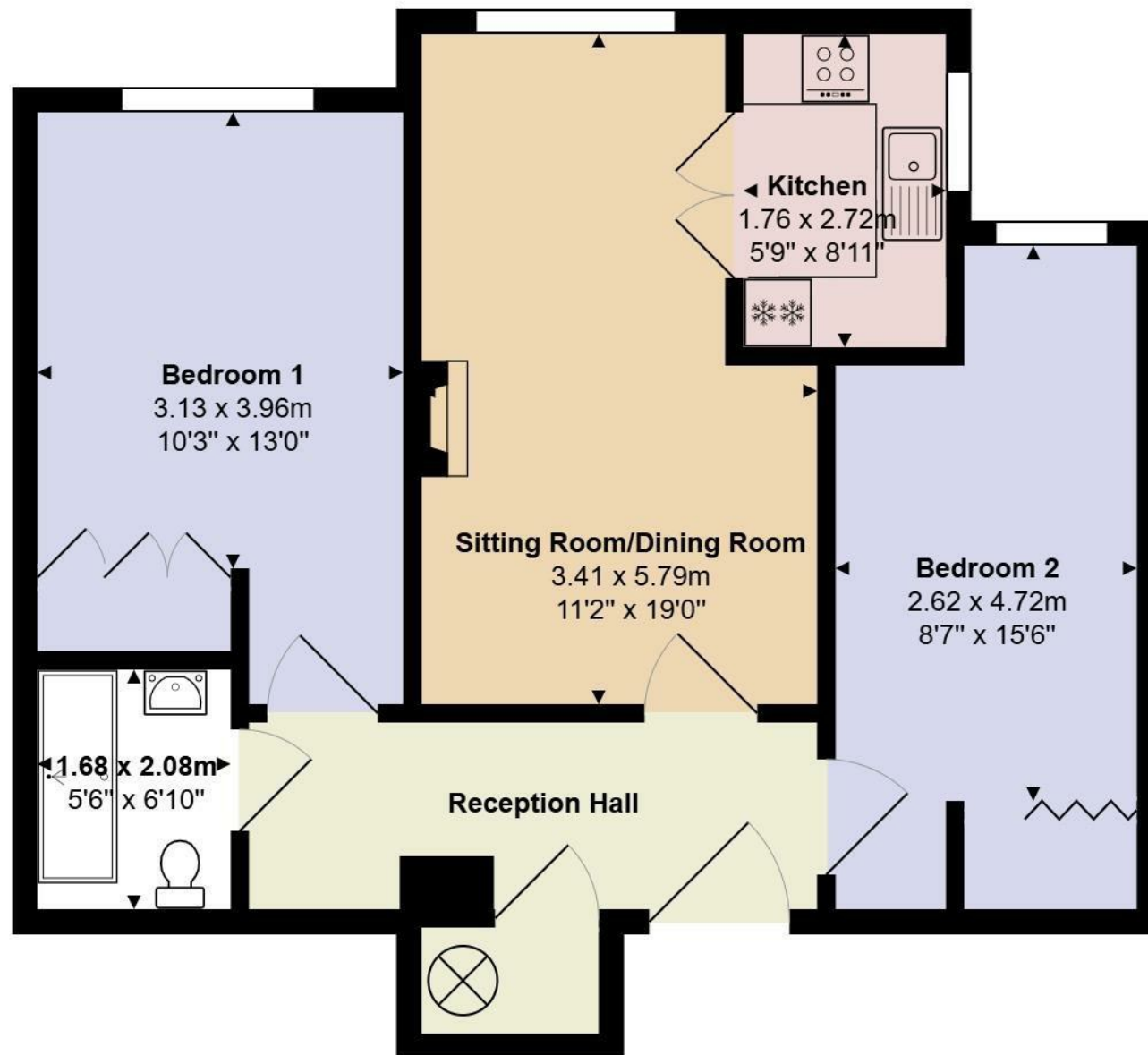
As previously mentioned, this top floor apartment is particularly spacious and includes a large reception hall, a well proportioned sitting/dining room and 2 double bedrooms (bedroom 2 currently serves as a good sized dining room). The kitchen is fitted with a range of cupboards, worktop surfaces and an integrated oven, hob and fridge freezer. Finally, the shower room includes a double shower tray and glazed screen. Access to the apartment is also particularly easy with the door to the lift being opposite the door to the apartment. There are, of course, stairs to all floors, for those who prefer the exercise, with only two flights of stairs being required for this apartment.

Communal services include: Lifts to all floors in the building, residents house manager, 24 hour care line, pull cords in every room, communal lounge and kitchen, laundry room and scooter charging/parking. The guest suite can be booked by relatives and visitors. All the outside grounds are fully maintained and include a parking area.

Lacy Court residents must meet a minimum age criteria. A single occupant must be 60 or over and a couple must comprise one partner 60 or over with the second partner being at least 55 years of age. The lease length is 125 years from 2003. The service charge is approximately £2,760.85 for 6 months and a ground rent of £292.50 for 6 months.

COUNCIL TAX BAND - C
ENERGY PERFORMANCE CERTIFICATE - C
COUNCIL - West Suffolk
BROADBAND - Ofcom states ultrafast broadband is available
MOBILE - Ofcom states EE, Three & O2 are likely. Vodafone is limited
WHAT3WORDS - ///moss.tuxedos.dares





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