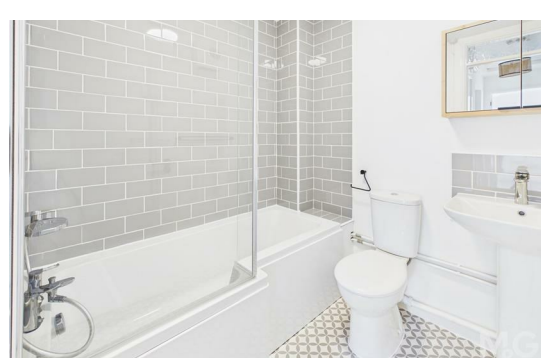


THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

12 Riverside Court, Bell Meadow,  
Bury St. Edmunds, IP32 6AU

Guide Price  
£139,950



## Exceptionally well-presented first floor apartment

Occupying an established residential setting within easy reach of the town centre and railway station, this much-improved first-floor apartment offers light and bright accommodation throughout.

The property, which is CHAIN FREE, has recently undergone a programme of updating and improvement, including a refitted kitchen and bathroom, brand new electric heating, new floor coverings and redecoration throughout, creating a stylish home ready to move straight into.

Ideal for first-time buyers, investment purchasers or those looking to downsize, the apartment combines practical living space with a convenient and well-connected location.

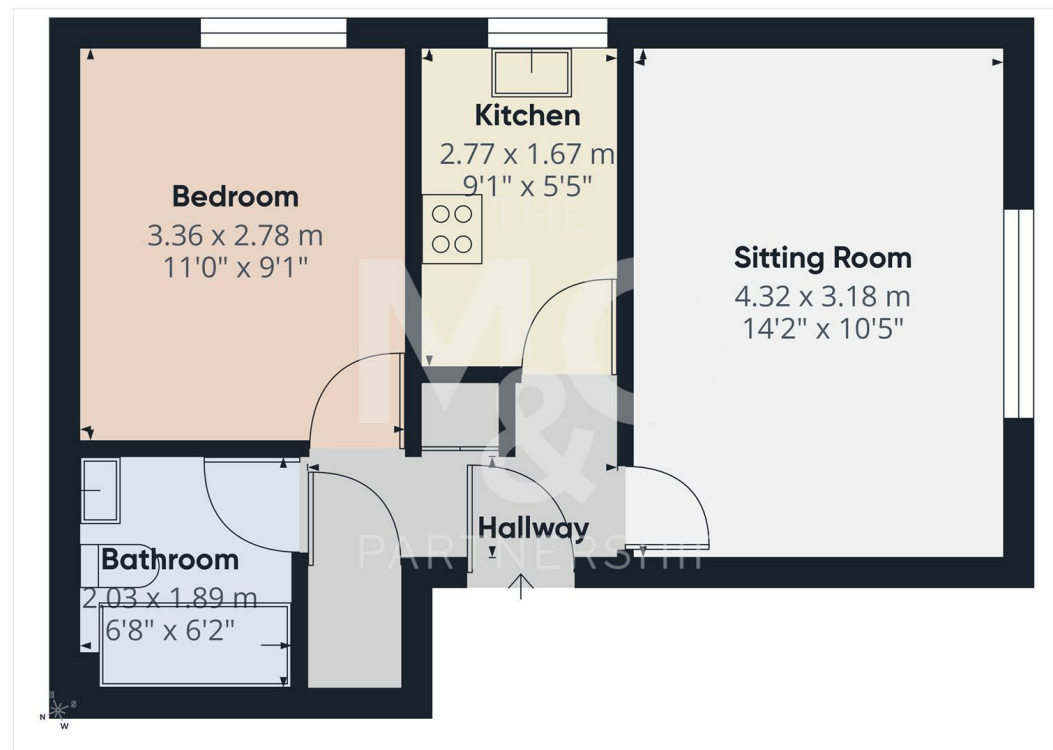
LEASE - The property has a 125 year lease running from Dec. 1986. There is an annual service charge of £153.92 per month, with no ground rent payable.

APPROXIMATE RENTAL VALUE £950 pcm

COUNCIL TAX - BAND A

ENERGY PERFORMANCE RATING - D

- Superbly presented modern apartment
- Occupying a convenient town location
- Spacious sitting room, refitted kitchen
- Refitted bathroom, double bedroom
- Ample parking. NO ONWARD CHAIN



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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