



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

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

Guide Price
£95,000

LOSE THE STAIRS AND RETIRE IN COMPLETE COMFORT!

This attractively presented modern apartment is situated within the very popular retirement complex of Lacy Court- a select development designed exclusively for the over 60's and located just a short walk to the town centre.

Lacy Court offers an excellent range of facilities including an on-site manager, a smart communal lounge and beautifully maintained gardens with parking.

Located on the same floor as the secure reception hallway and all other communal facilities, this well-presented apartment offers comfortable accommodation, which comprises: Entrance hall, with doors to the sitting/dining room, bedroom, storage cupboard and shower room.

The sitting/dining room is a generous size and has double doors to the kitchen. The kitchen features a range of fitted units with a built-in eye-level oven and hob. The bedroom is also of a good size and includes built-in wardrobes. The bathroom has been converted into a shower room with a large walk-in shower, toilet and vanity wash hand basin.

- Well maintained retirement apartment
- Hall, sitting/dining room, fitted kitchen
- Double bedroom, refitted shower room
- Communal lounge & gardens
- Laundry room and onsite manager
- uPVC sealed unit glazing, electric heating,
- Excellent energy efficiency rating
- NO UPWARD CHAIN - Early viewing advised



Communal services include: Lifts to all floors, a resident's house manager, 24-hour care line and emergency pull cords in every room. There is a communal lounge, kitchen and laundry room and a guest suite which can be booked by relatives and visitors. All the outside grounds are beautifully landscaped and include mobility scooter parking and charging points.

Lacy Court residents must meet a minimum age criteria. A single occupant must be 60 or over and a couple must comprise of one partner 60 or over and the second partner being at least 55 years of age.

Lease Details

Lease Length 125 years from 1st March 2003.

Service/Maintenance Charge £3681.14 per annum.

Ground Rent £365.00 per annum.

Council Tax Band - B

COUNCIL - West Suffolk

SERVICES - Mains water, drainage and electricity

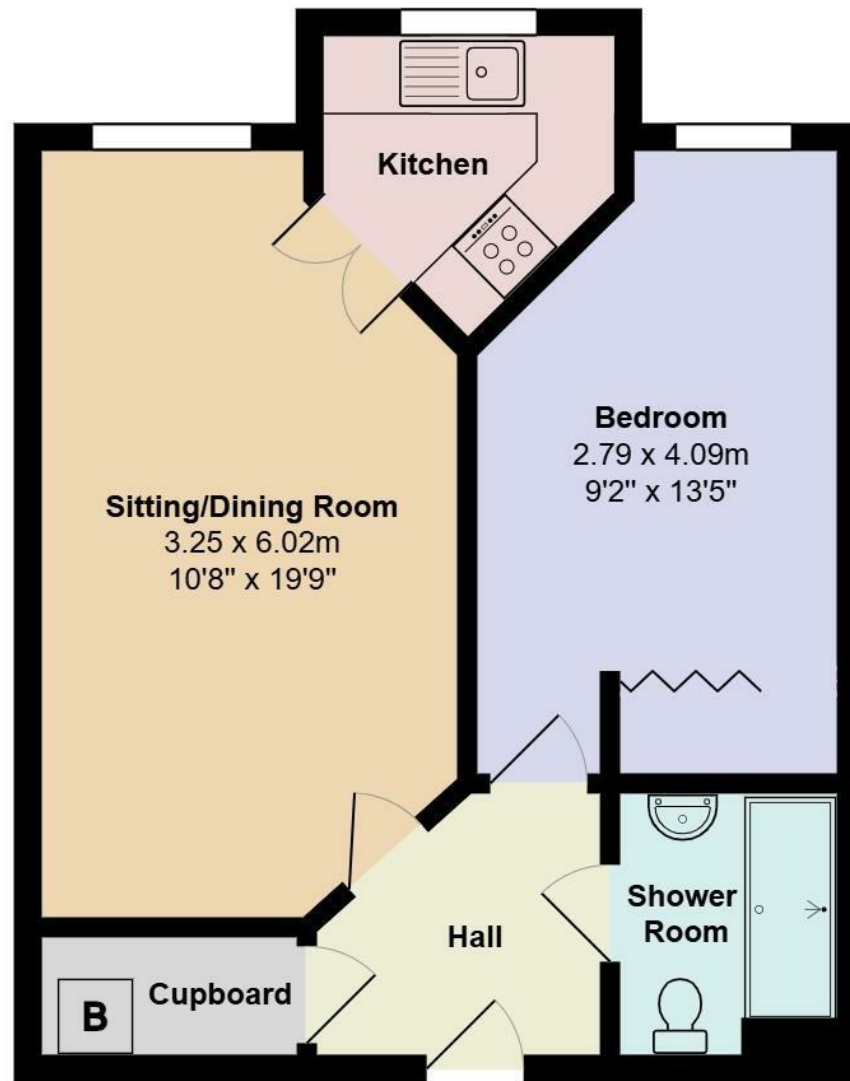
BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS -

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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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