Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

6 Lydgate Court, Bury St. Edmunds, Suffolk, IP33 2FB

RETIRE IN STYLE - This superbly presented GROUND FLOOR apartment is 1 of 38 purpose-built luxury flats at Lydgate Court - designed specifically for the over 55's.

This particular apartment enjoys views directly over the communal gardens and has a slightly larger sitting room compared to many flats in the complex. The property has just been recarpeted throughout and benefits from having NO UPWARD CHAIN.

- Spacious ground floor retirement apartment
- Hall, spacious sitting/dining room, fitted kitchen
- Large master bedroom with en suite shower room
- Further double bedroom, bathroom,
- Gas central heating, uPVC sealed unit glazing
- Communal gardens, ample parking. CHAIN FREE

Guide Price £240,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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General Information

Lydgate Court is located on Abbots Gate, which is situated within easy reach of the town centre and all local amenities. 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. The A14 can be easily accessed which leads to Ipswich, Cambridge and London via the M11.

Lydgate Court is designed exclusively for the over 55's and although not sheltered accommodation in the traditional sense, does still have a very useful intercom and emergency system in each apartment connecting to a 24 hour, 365 day monitoring station.

The apartment, which is served by gas fired central heating and uPVC sealed unit glazing, enjoys pleasant views over the attractively landscaped communal gardens and is being sold with NO UPWARD CHAIN.

The hallway has 2 cupboards providing useful storage and housing the gas-fired boiler. The sitting room is a couple of feet longer than that in most of the other apartments and provides ample space for both sitting and dining areas. The kitchen is fully fitted and includes an integrated washer-dryer, fridge freezer, built-in oven, hob and extractor.

The master bedroom is of a particularly generous size and includes built-in wardrobes and has an en suite shower room. Finally, there is a further double bedroom and separate bathroom.

Lydgate Court is set in attractive communal gardens with ample parking. Amenities include a Residents Lounge and a Library/Meeting room. There is also a Guest Suite which can be hired by visitors

Lease Details
The property has a 299-year lease running from 2009. There is an annual Ground Rent of £250pa and a Service Charge of around £2760 pa. This charge covers building insurance, water use and rates, window cleaning, gardening, upkeep of all communal areas, residents lounge, lifts to all floors and security/emergency system.

COUNCIL TAX - BAND C

Directions:
From Bury St. Edmunds town centre proceed on Cullum Road to the roundabout and take the 3rd exit onto Wilkes Road. Continue to follow the road turning right onto Barons Road, then right into Laundry Lane and Abbots Gate. Lydgate Court will be seen on the righthand side.

Entrance Hall

Sitting/Dining Room 19'8 x 11'5 (5.99m x 3.48m)

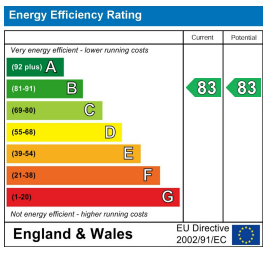
Kitchen 9'0 x 6'5 (2.74m x 1.96m)

Bathroom 7'6 x 6'5 (2.29m x 1.96m)

Master Bedroom 17'10 x 9'5 (5.44m x 2.87m)

En Suite 6'0 x 5'8 (1.83m x 1.73m)

Bedroom 2 13'5 x 7'11 (4.09m x 2.41m)



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Kitchen
Bathroom
En Suite
B
Hall
Sitting / Dining Room
Bedroom 2
Master Bedroom

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