



Flat 16, Southgate House, Rougham Road, Bury St. Edmunds, Suffolk, IP33 2RN

GROUND FLOOR and garden views you will adore! If you have been searching for the perfect place to downsize and retire to, this spacious apartment could be ideal.

Occupying a pleasant position, overlooking attractively landscaped communal gardens, this CHAIN FREE home has been specifically designed for the over 60's. The well-appointed accommodation has recently been redecorated and includes brand new carpets throughout.

- Spacious ground floor retirement apartment
- Set in attractively landscaped communal gardens
- Freshly decorated with new carpets throughout
- Hall, sitting room, fitted kitchen, shower room
- 2 Good sized bedrooms, sealed unit glazing, electric heating
- NO UPWARD CHAIN

Guide Price £180,000



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General Information

Southgate House is a managed retirement development for the over 60's located on the southern side of the town, and stands behind an impressive brick pillared entrance and sweeping driveway approach. The communal gardens are beautifully maintained and provide a lovely setting for the apartment.

Bury St. Edmunds provides an excellent range of recreational and shopping facilities, whilst the A14 provides easy access to both Ipswich and Cambridge.

As previously mentioned the property is located on the GROUND FLOOR and is being sold with the benefit of having NO UPWARD CHAIN. The accommodation is freshly decorated in light neutral shades and has new carpets, electric heating and sealed unit glazing.

Each room within the apartment has an emergency pull cord system to alert the on-site manager if required. During times when the Manager is not on-site, the alarm is sent through to a central monitoring system which is available 24 hours a day, 365 days a year.

A secure communal entrance hall serving just 3 other properties leads to the apartment. Once inside, a spacious hallway leads to both bedrooms, the modern shower room and the large sitting room /dining room which has patio doors out to a small patio terrace. The fitted kitchen leads off from the sitting room and provides ample cupboards and worktop surfaces together with a built-in oven, hob and cooker hood.

Outside

The apartment enjoys views over the superbly landscaped communal gardens which include ample parking. There is also a resident's lounge and conservatory.

Agents Note – The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association.

Tenure – For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: approximately £2716 per annum. Ground rent: approximately £60 per annum.

COUNCIL TAX – BAND C

Directions. The main entrance for Southgate House is off Vale Road, which is the road off Rougham Road leading up to Dobbies Garden Centre. On entering the driveway to Southgate House the apartment can be found towards the end of the drive on the left.

Entrance Hall

Sitting Room 15'6 x 11'9 (4.72m x 3.58m)

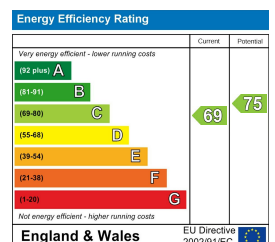
Kitchen 10'3 x 8'8 (3.12m x 2.64m)

Bedroom 1 13'2 max, 11'2 min x 11'11 (4.01m max, 3.40m min x 3.63m)

Bedroom 2 9'7 x 8'0 (2.92m x 2.44m)

Shower Room 7'8 x 6'3 (2.34m x 1.91m)

Communal gardens



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 fitting. 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 web site, please contact our offices immediately.

