Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

19 The Beeches, Out Risbygate,
Bury St. Edmunds, IP33 3RD

Guide Price
£165,000

Attention investment buyers! - Take a look at this 2 bedroom second floor apartment

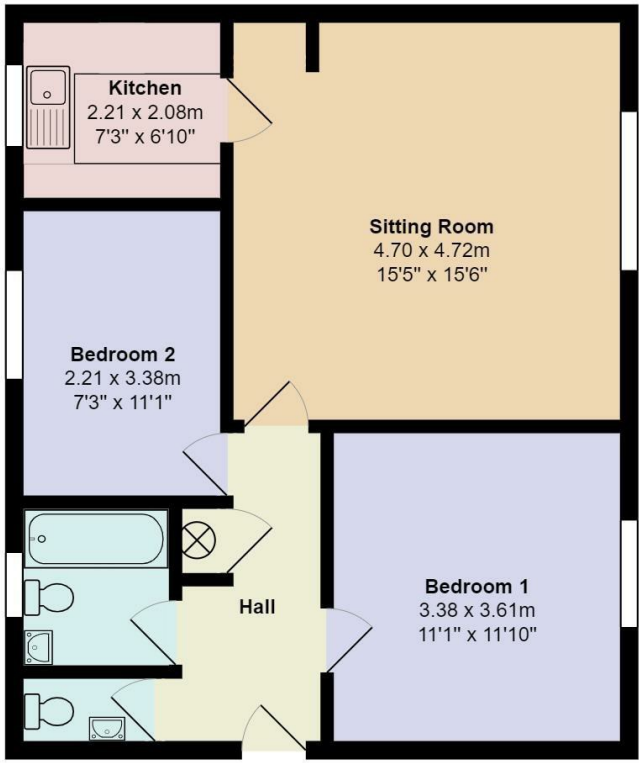
Whether you are looking for your first home or perhaps an addition to your growing investment portfolio, this spacious 2 bedroom apartment is bound to be of interest.

Situated within a short walk of the town centre and very close to the West Suffolk College and sports centre, the property benefits from electric radiator heating and uPVC sealed unit glazing.

The apartment, which is currently tenanted is set in communal gardens with ample communal parking.

COUNCIL TAX BAND B
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - Mains water, electricity and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///obliging.classmate.quicksand

LEASE DETAILS
125-YEAR LEASE FROM 1988 - APPROX 89 YEARS REMAINING
SERVICE CHARGE 1107.84 PER ANNUM
GROUND RENT £100 PER ANNUM



- Spacious 2nd floor apartment
- Located close to the town centre
- Hall, cloakroom, large sitting room
- Fitted kitchen, 2 good sized bedrooms
- Electric radiator heating, sealed unit glazing
- Communal gardens and parking
- Tenant already in place

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.

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