

A three-story brick house with a garden. The house has a light-colored brick facade with a darker brick band around the first floor. There are several windows, some with white frames, and a balcony on the top floor. A grey water butt is attached to the side of the house. The garden is grassy with some plants and a path.

THE
**Mortimer
& Gausden**
PARTNERSHIP

THE
M&G
&
PARTNERSHIP

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

Guide Price
£130,000

LOSE THE STAIRS AND RETIRE IN COMPLETE COMFORT!

RETIRE IN STYLE! - This well-presented modern GROUND FLOOR apartment is situated within the highly regarded retirement complex of Lacy Court- designed exclusively for the over 60's and located just a short walk to the town centre.

The development offers excellent facilities including an on-site manager, communal lounge and beautifully maintained gardens and parking. So, if you are looking for a maintenance-free home with complete peace of mind, this lovely apartment might be perfect.

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 with the second partner being at least 55 years of age.

- Well presented retirement apartment
- Spacious sitting/dining room, fitted kitchen
- uPVC sealed unit glazing, electric heating
- Communal gardens, residents lounge
- Laundry room, on site manager
- Mobility scooter charging points
- NO UPWARD CHAIN



Lacy Court is located on Risbygate Street, which is within easy reach of the town centre and all local amenities. The market town of Bury St. Edmunds offers a superb range of educational, cultural, recreational and shopping facilities, with the West Suffolk Hospital and A14 also within easy reach.

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.

Located on the lower ground floor, 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 a door opening out onto the communal gardens. Double doors provide access to the kitchen, which features a range of fitted units with a built-in eye-level oven and hob. The bedroom is particularly well-proportioned and benefits from built-in wardrobes. The shower room benefits from having been updated in 2020.

As of December 2023, the apartment was equipped with a Fischer thermostatically controlled electric heating system, featuring individual room temperature controls, together with a newly installed hot water boiler.

Communal services include: Lifts to all floors in the building, residents house manager, 24 hour care line, pull cords in every room, communal lounge and kitchen, laundry room and scooter charging/parking. The guest suite can be booked by relatives and visitors. All the outside grounds are fully maintained.

Lease details

There is a 125-year lease running from 2003. There is a service charge and ground rent both charged bi-annually. The current figures are as follows: service charge paid April 2026 £1978.26 and ground rent of £182.50

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - C

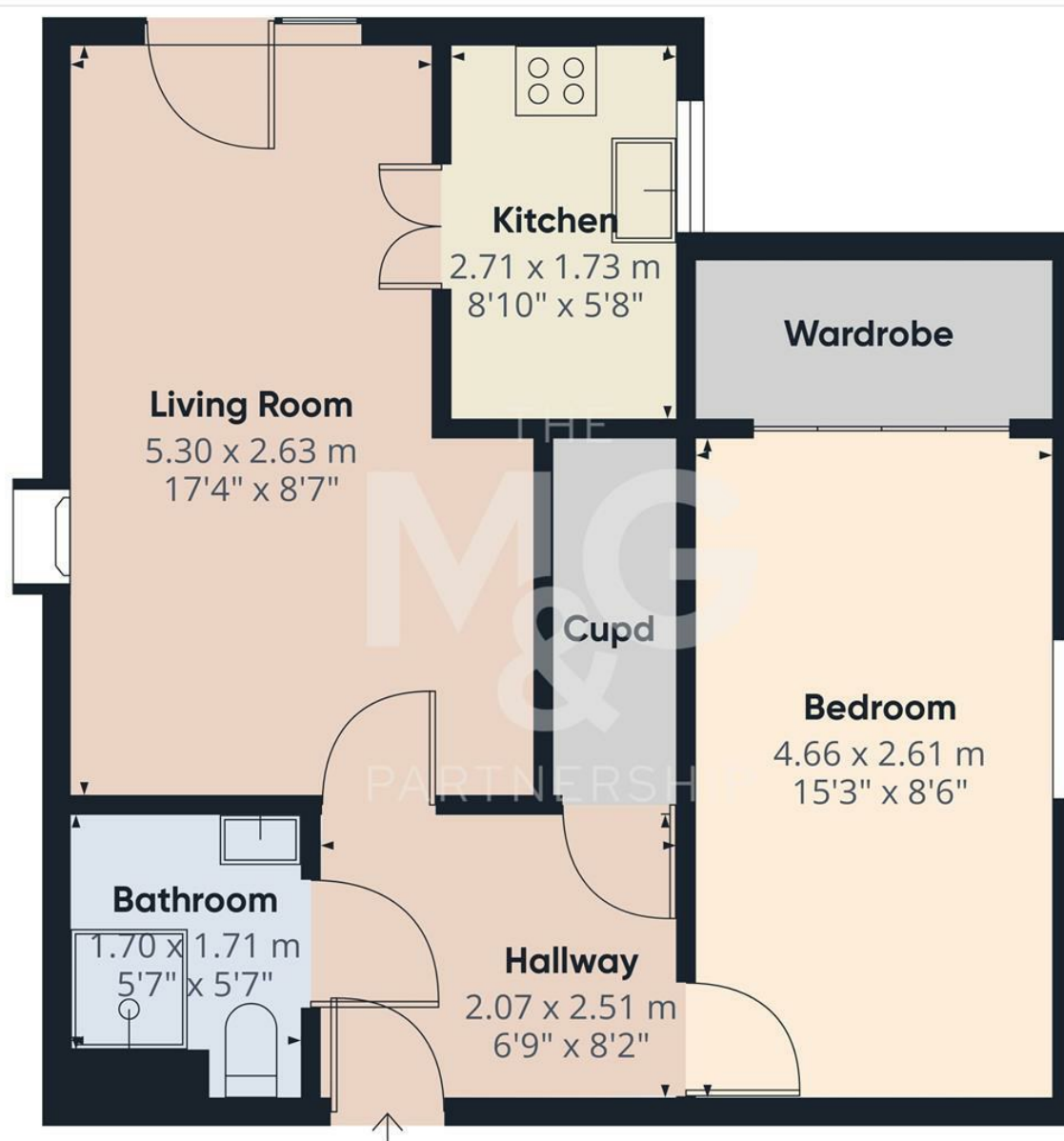
COUNCIL - West Suffolk

BROADBAND - Ofcom states ultrafast broadband is available

MOBILE - Ofcom states EE, Three & O2 are likely. Vodafone is limited

WHAT3WORDS - ///hops.rated.assurance





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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