



118 Northgate Street, Bury St. Edmunds

Sheridans



This elegant one bedroom Grade II listed ground floor leasehold apartment has a host of period features with a contemporary twist. Conveniently located in the centre of the popular town of Bury St Edmunds being a short walk from the delightful Abbey Gardens, shops and restaurants. Good sized entrance hall, bright sitting room, contemporary kitchen, double bedroom, shower room and a well screened communal garden.

In brief the accommodation consists of door into the communal lobby with front door opening to a good sized entrance hall. The bright sitting room has a window to the front with painted floorboards with high ceilings and feature cast fireplace. The kitchen has a range of storage units with work surfaces over, electric double oven, ceramic hob, extractor, integrated fridge/freezer and space for washing machine.

The bedroom is a tranquil space with a window overlooking the well tended gardens. The luxury shower room has been finished to a high standard with wash hand basin on wooden shelf and concealed cistern WC.

The apartment has a door at the rear giving easy access to the well tended communal gardens. The property benefits from a NEW wet electric boiler serving radiators, a storage bay in the cellar and is offered CHAIN FREE.

Outside

To the rear of the property is a delightful mature communal garden which has direct access via a rear door in the apartment. There is also access by a gate to the right of the property from the front of

the building. The garden is well screened and has an area of lawn, patio with seating area and a bicycle rack for convenience.

The building is efficiently run by Karrelbrook House Property Management and an Owners Committee.

Location

This immaculate apartment is located in the centre of Bury St Edmunds and is a two minute walk to the delightful Abbey Gardens. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Services

Leasehold property 125 year lease from 1/1/2007 with 107 years remaining.

Annual ground rent £125

Annual Service Charge approximately £195 per month

Mains electricity, water and drains are connected.

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source

- Host of Period Features
- Immaculately Presented
- Ground Floor Apartment
- CHAIN FREE
- NEW EElectric Boiler (Wet System)
- Prime Town Centre Location
- Cellar Storage Bay
- Long Lease
- Communal Gardens
- Easy Walk to Amenities and Train Station

Ofcom)

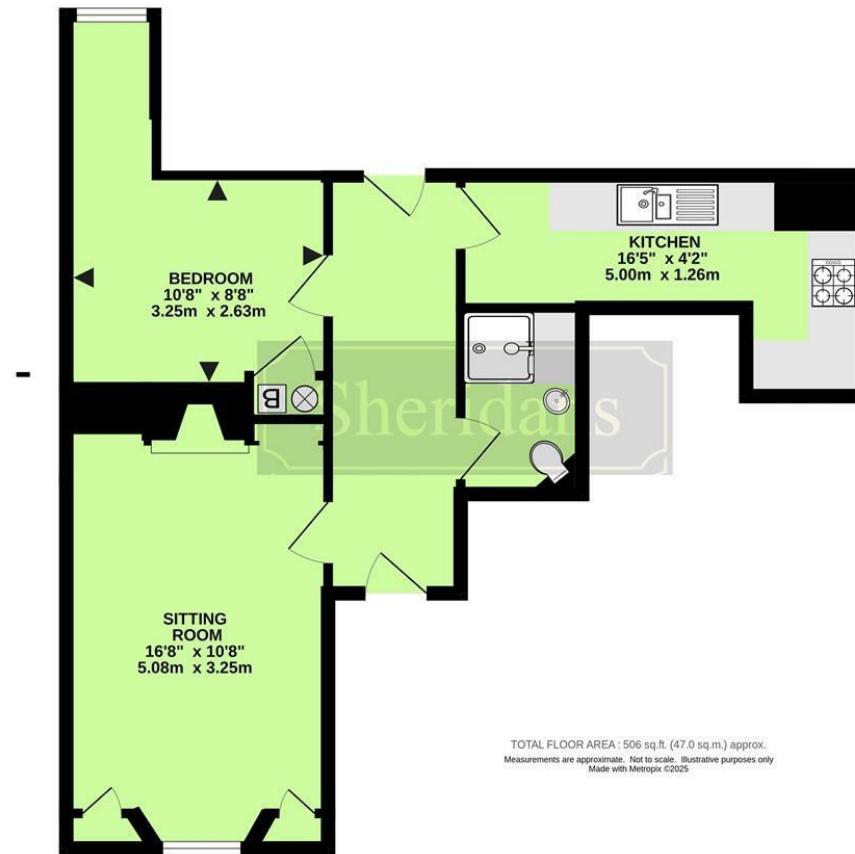
Flood Risk: No Risk

On Street Permit Parking: Zone B

Agents Note

Covenant on the lease: No dog bird cat or other animal or reptile shall be kept in the Demised Premises except with the prior written consent of the Manager which consent may be revoked at the discretion of the manager. (There has previously been requests that have been accepted in the past from the management company but the garden cannot be used for any animal).





TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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