



Abbots Gate, Bury St. Edmunds

Sheridans



Abbots Gate, Bury St. Edmunds IP33 2FB

Guide Price £220,000

A superb purpose-built, over 55s, first floor apartment set in the popular Abbots Gate development providing comfortable and stylish accommodation.

The building is constructed of traditional brick construction and offers security video entrance phone, communal recreational rooms, communal gardens and parking area. The accommodation in brief comprises of; communal entrance hall, entrance, sitting room/dining room, kitchen with fitted units, master bedroom with en-suite shower room, second bedroom and separate bathroom.

It is understood that there are 287 years remaining on the lease and a 24hr Emergency response system is available. The apartment itself benefits from gas fired central heating and UPVC double glazing. This charming apartment offers no onward chain and the selling agents thoroughly recommend an internal inspection to appreciate the quality of home on offer.

In addition to the apartment the residents can enjoy the lovely communal gardens, resident's lounge that is available to all homeowners and also

available for private hire and a guest suite that is available to hire for visiting relatives or friends.

The accommodation consists of an electric remote controlled front door leading into the development with an intercom and access panel. Each apartment then has its own front door. From this leading into the apartment a cupboard off the hall houses the electric boiler that runs the central heating and hot water and the spacious sitting/dining room benefits from double-glazing.

Location

Set in the popular Abbots gate development, Lydgate Court is situated within a short walk to the excellent range of shopping and cultural facilities the historic and picturesque market town of Bury St Edmunds has to offer.

Directions

From Bury St Edmunds, proceed east along Cullum Road until reaching the roundabout at the end, take the third exit right and continue along Wilks Road. On from Wilks road is a turning for Barons Road on the right, take the turn and almost immediately after take the turning for Laundry Lane and Abbots Gate. Lydgate court is on the right-hand side, and parking for the property will be down on the right-hand side.

- A superb purpose-built, over 55s, first floor apartment
- Set in the popular Abbots Gate development
- Entrance hall, Sitting room
- Kitchen
- Master bedroom with shower en-suite
- Second double bedroom
- Family bathroom
- Communal facilities - Lift, lounge and library room
- Walking distance of town centre

Services

All mains services are connected. Council Tax Band C. EPC Rating B.

Agents note

Leasehold - 287 years remaining



Lydgate Court

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft

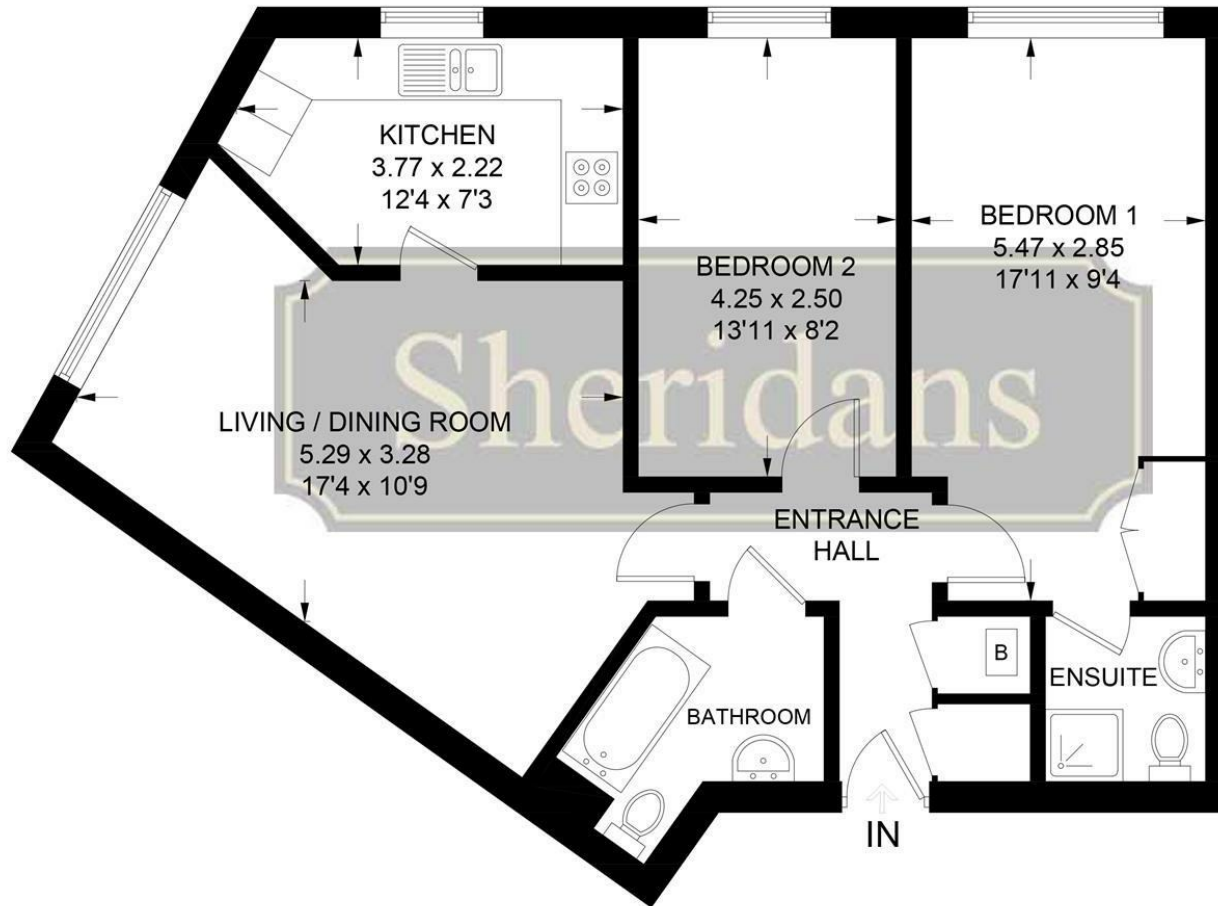


Illustration for identification purposes only,
measurements are approximate, not to scale.

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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