



Cotton Lane, Bury St. Edmunds

Sheridans



Cotton Lane, Bury St. Edmunds IP33 1XY

Guide Price £225,000

Cross Penny Court is an exclusive development of 56 one and two bedroom apartments built for over 70's with the benefit of care assistance through the onsite provider.

In addition to the apartment the residents can enjoy the lovely communal garden, the homeowners lounge, on-site silver service restaurant which is open daily for lunch, function room that is available to all homeowners and is available for private hire, guest suite that is available for visiting relatives or friends. There is also a free on site laundry room. Also a possible parking space if available and the reassurance of the intercom and alarm system with call points in the apartment and via a pendant, if used will enable voice contact with the Estate Management Team who can provide assistance.

Assisted living is for those able to enjoy independent living but want life to be a bit easier and the reassurance of 24 hours a day assistance from on site staff in case of emergency. Additional personal care packages are also available.

The accommodation consists of hallway with cupboard housing the electric boiler that runs the underfloor central heating and hot water. The spacious sitting/dining room benefits from a double-glazed window to the front of Cross Penny Court. Double doors lead off to the kitchen with a range of base and eye level units, work surface with stainless steel sink, Hotpoint electric hob with extractor over and built in electric oven, integrated fridge freezer, remotely-controlled window via an electric switch on the wall and window to the front. Master bedroom with a built-in wardrobe, window to front and emergency pull cord. Modern bathroom with bath, wet room shower, WC, vanity wash basin with cupboards below, fully tiled walls, an electric towel rail and emergency pull cord. A real feature is natural light into the bathroom via a window, only a few apartments within the complex have this facility. The front door to the apartment is also lockable so residents can feel at ease when leaving their premises.

Number 34 is located on the second floor and can be accessed directly off Northgate Street.

Agents notes

Tenure Leasehold - The property is leasehold with a term of 125 years, which commenced in 2014. The current ground rent, which is payable in two 6 monthly instalments, is £435 per annum.

The service charge covers items such as the upkeep of the fabric of the building, buildings insurance (not contents cover), public liability insurance, 24 hour emergency monitoring, an hours weekly apartment domestic help allocation (more by arrangement), upkeep of the gardens, onsite catering and the sewage and water costs, is currently set at around £655 per month.

As a condition prior to purchase, a new homeowner will be required to meet the developments estate manager to ensure they comply with the independent living and age criteria.

Outside

There are delightful maintained communal gardens and gated parking with visitor spaces to the front, Thingoe House entrance on Northgate Street.

Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to uniquely independent shops (as well as well-known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall just a short walk away), beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the Crown of Suffolk'. The apartment is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and café culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia.

- Well presented prestigious retirement apartment
- Short walk to restaurants, shops and Abbey Gardens
- Large double bedroom
- Modern bathroom with both bath and shower separate, and a window
- Excellent central town location
- Modern kitchen
- Gated parking
- No onward chain
- Recently decorated throughout
- Carpets have been recently professionally cleaned

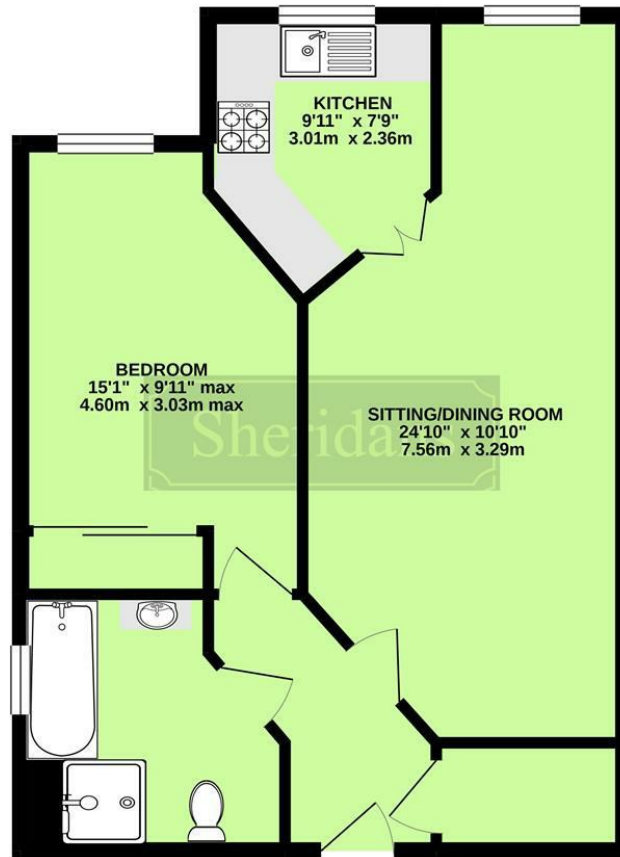
Directions

From the town centre and Angel Hill, proceed straight across the traffic lights and take the next left into Cotton Lane, where the entrance to Cross Penny Court, will be found on the left-hand side.

Services

Services Mains water, drainage & electricity. Council tax band B. EPC rating B.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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