



**Airfield Road, Bury St. Edmunds**

**Sheridans**



# Airfield Road, Bury St. Edmunds IP32 7RH

Guide Price £135,000

PROBATE SALE - Built in 2010 this wonderful complex offers safety and peace of mind with 24 hour on-site care, plus amenities such as hair salon and restaurant. You have the benefit of your own private home with the sense of community and activities that take place. Located on Moreton Hall with communal south facing gardens and car parking with a bus stop close by.

The property boasts a number of key features such as entrance hall, sitting room, kitchen, cloakroom, two bedrooms and an ensuite wet room/bathroom. There is lift access, call alarms in all apartments, internet and a landline.

Oxlip House is host to a variety of amenities including a hair salon\*, treatment room\*, scooter store, guest room\*, communal lounge, activity room, library, laundry room, cafe\* and sun terrace.

There is no rent but a monthly service charge of £796.35 which includes all electricity, gas, heating and water and a weekly core care charge of £64.65. There is a care charge of £24.32 per hour. (A minimum of 4 hours care is required per week)

Shared Ownership for the over 55's - How does it work?

Whether you are retired, planning for your future or downsizing, where you live and quality of life is important. Oxlip House provides you with the privacy of your own apartment but with the sense of community.

You buy a share in your home (75%) with the remaining share owned by bpha. There is no rent to pay on a 75% purchase. This

property has a 75% share available to purchase.

In the future, you can simply sell your share for its value at the time of sale (current market valuation required).

To qualify for the property, applicants will be required to have a sale agreed on their current property (if applicable), pass the necessary checks and be over the age of 55.

Please note, applicants individual care needs will be assessed once an application has been made, however any potential purchaser will be required to pay for tailored care, with the amount confirmed by the care provider

## Outside

Externally, there are south facing communal gardens, providing a bright and sunny place to relax and a communal car parking area to the rear.

## Location

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. Oxlip house is within easy access to the shops, pharmacies and pub via wide pathways through beautiful parkland.

## Directions

Approaching from Cullum Rd, take the 2nd exit at the roundabout. At the roundabout, take the 1st exit onto A134. At Moreton Hall Interchange, take the 2nd exit onto Bedingfeld Way. At the roundabout, take the 2nd exit and stay on Bedingfeld Way.

- No onward chain - Probate Sale
- Sunny south facing top floor apartment for the over 55's with Lift, Internet and Landline.
- In good order throughout with light and airy rooms over looking the primary school
- Two bedrooms, Cloakroom
- En-suite wet room
- Modern kitchen, Communal lounge
- Communal radiator heating system
- 24 hour on site care, Call alarms in all apartments
- Ample Parking
- South facing communal gardens provide a bright and sunny place to relax.

Go through 1 roundabout. At the roundabout, take the 3rd exit onto Skyliner Way. At the roundabout, take the 1st exit onto Lady Miriam Way. Turn left onto Airfield Rd

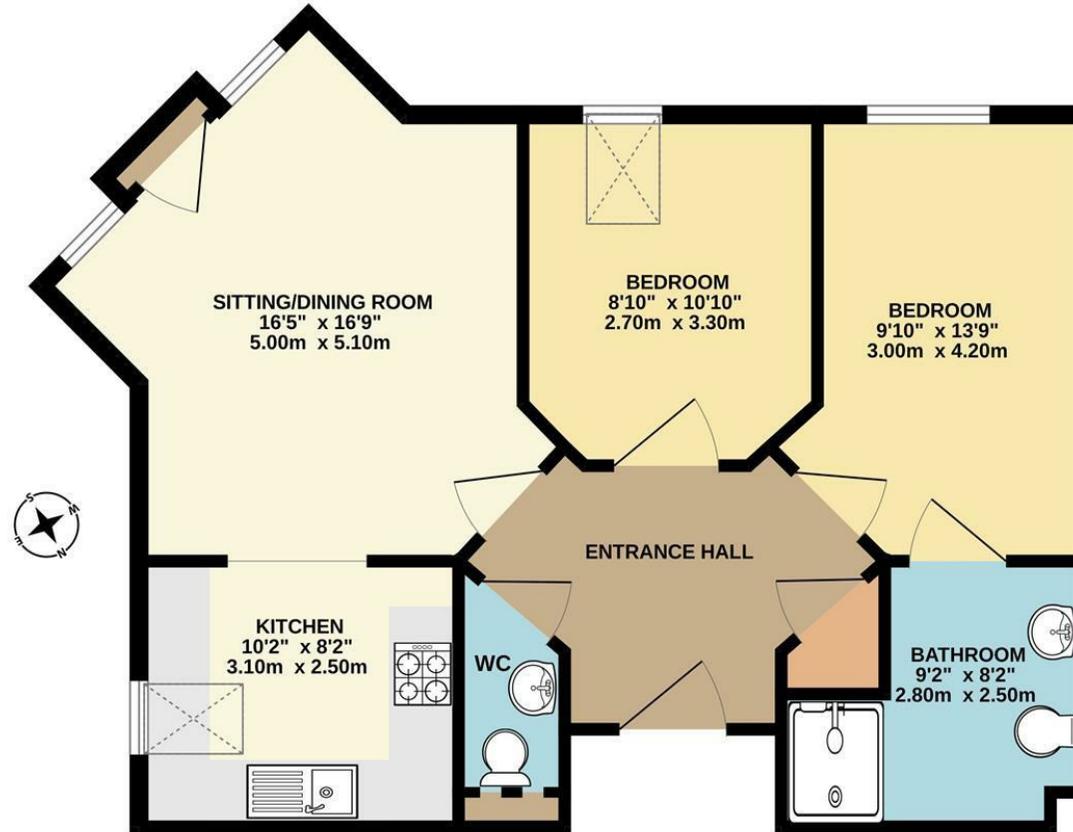
## Services

Utility bills are included within the service charge. Communal radiator heating system. Council tax band B. EPC Rating: B.

No onward chain.



## GROUND FLOOR



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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