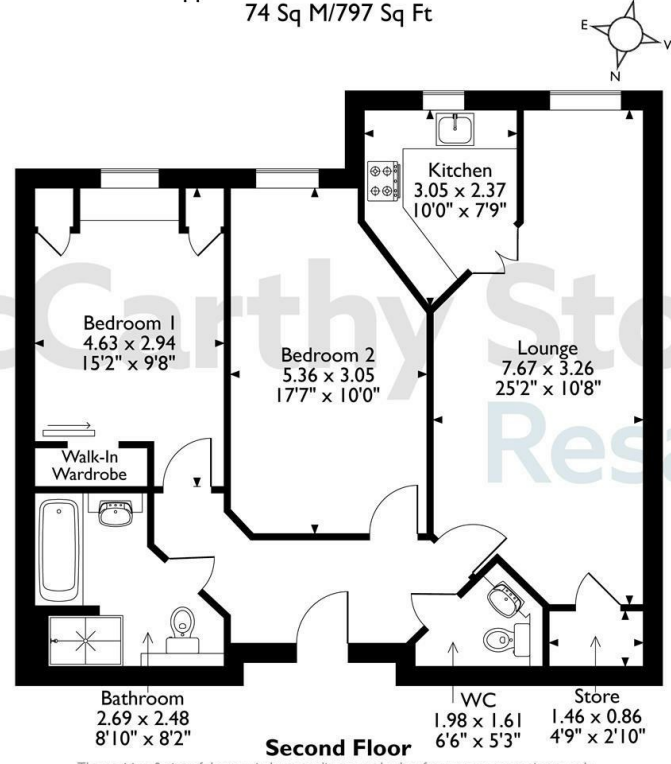


27 Cross Penny Court, Cotton Lane, Bury St. Edmunds, Suffolk  
 Approximate Gross Internal Area  
 74 Sq M/797 Sq Ft



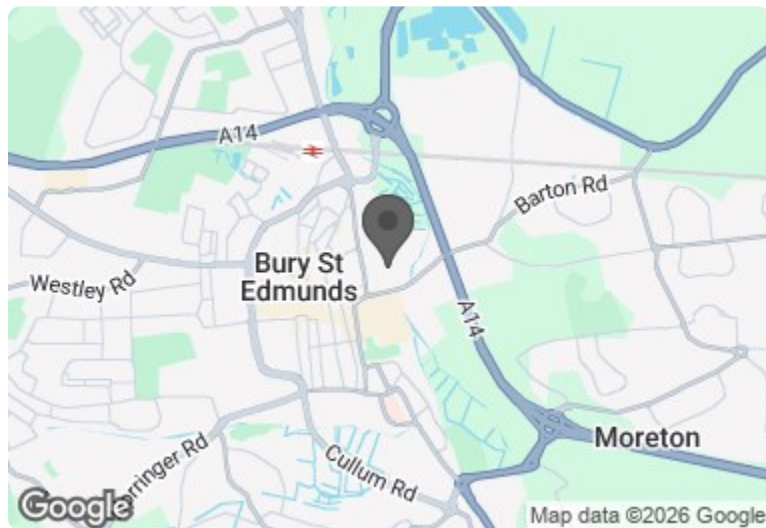
**27 Cross Penny Court**

Cotton Lane, Bury St. Edmunds, IP33 1XY

**PRICE REDUCED**



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £299,950 Leasehold**

A WONDERFULLY presented two bedroomed retirement apartment. Located on the second floor, this SPACIOUS apartment boasts SOUTH-EAST FACING views of the BEAUTIFUL landscaped gardens.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS REFERRALS ALL AVAILABLE~

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



# Cross Penny Court, Cotton Lane, Bury St.

2 Bed | £299,950

PRICE  
REDUCED

## Summary

Cross Penny Court is an Assisted Living (known as Retirement Living PLUS) development with 57 one and two bedrooms set within the historic town of Bury St Edmunds.

Cross Penny Court is managed by a team of qualified staff, ranging from an Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year, from the qualified reliable and friendly on-site care team you will know and trust. One hour of domestic assistance per week is already included in the service charge, to help with tasks such as household cleaning, changing the beds, as well as running errands, shopping for groceries and posting letters. McCarthy & Stone Assisted Living are also able to offer you Lifestyle Support, so if you fancy a trip to the cinema, an art class, or simply to visit friends - our care team can provide companionship and support, helping you to get out and about. For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

## Local Area

Cross Penny Court is located a short walk away from the town centre, offering an assortment of high street names, independent shops, bars, cafes and restaurants. The major supermarkets are also close by including Tesco, Waitrose, Aldi and Iceland. The town also has markets on Wednesdays and Saturday. There's plenty to do to suit all tastes, Bury St. Edmunds Abbey, Abbey gardens and Cathedral makes an enjoyable day out.

## Entrance Hallway

Auto-opening main entrance front door operated by a 'fob', apartment front door has a spy hole and letter box which leads into the entrance. Wall mounted emergency speech module. Ceiling light fitting. Doors leading to the lounge, both bedrooms, bathroom and WC.

## Lounge

A generously sized lounge with ample space for dining - ideally in front of the window which provides an outlook of the

stupendous communal gardens. Two ceiling light fittings. TV with Sky+ connectivity (subscription fees may apply) and telephone points. Raised electric power points. Double doors opening to separate kitchen. Door to storage unit.

## Kitchen

Fully fitted modern kitchen with a range for low and eye level cupboard, drawers and tiled splash back. Stainless steel sink and drainer sits beneath a window with blind. Fitted waist height oven with side opening door, four ringed induction hob with chrome extractor hood. Integrated fridge and freezer. Ceiling and under counter lighting. Tiled floor.

## Master Bedroom

Spacious bedroom with window and a built in mirror fronted wardrobe with hanging rail. Ceiling light fitting. TV with Sky+ connectivity (subscription fees may apply) and telephone points. Raised electric power points. Emergency pull cord.

## Bedroom Two

Double second bedroom which could be used for dining or a study / hobby room. Ceiling light fitting, raised electric power points and emergency pull cord.

## Bathroom

Purpose built large wet room comprising of a level access shower with support rail and curtain, and low level bath with grab rails. WC, vanity unit wash hand basin with mirror above. Non-slip vinyl flooring. Emergency pull-cord.

## WC

WC, vanity unit wash hand basin with mirror above. Emergency pull-cord.

## Service Charge (breakdown)

- 24/7 staffing onsite
- 1 Hours domestic assistance.
- Subsidised on-site bistro
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £14,093.11 for financial year ending 30/09/2026.

\*\*Entitlements Service\*\* Check out benefits you may be entitled to.

## Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## Lease Information

Ground rent: £510 per annum

Ground rent review: 1st Jan 2029

Lease : 125 years from 1st Jan 2014

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## Additional Service

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

