PRICE REDUCTION

47 Cross Penny Court Cotton Lane, Bury St. Edmunds, IP33 1XY
Offers in the region of £225,000 LEASEHOLD

For further details please call 0345 556 4104
WELL PRESENTED THIRD FLOOR RETIREMENT APARTMENT IN THE POPULAR CROSS PENNY COURT RETIREMENT LIVING PLUS DEVELOPMENT.

Cross Penny Court
Cross Penny Court is a development of 57 one and two bedroom Assisted Living (known as Retirement Living PLUS) apartments 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. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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 supermakets are also close by including Tesco, Waitrose, Aldi and Iceland. The town also has markets on Wednesdays and Fridays. There’s plenty to do to suit all tastes, Bury St. Edmunds Abbey, Abbey gardens and Cathedral makes an enjoyable day out.

Entrance Hall
Auto-opening front door operated by a 'fob', spy hole and letter box leads into the entrance. There is a door to a walk in storage/airing cupboard. Wall mounted emergency speech module. Ceiling light fitting. Doors leading to the Wet Room, Bedroom and Living Room.

Living Room
A generously sized living room with a double glazed window and ample room for a dining table. Two ceiling light fittings. TV (with Sky+ connectivity - subscription fees may apply) and telephone points. Power points. Double doors opening to separate kitchen.

Kitchen
Kitchen with a tiled floor and splash back. Integrated fridge and freezer. Fitted oven with side opening door. Four ringed induction hob with chrome extractor hood. Stainless steel sink and drainer sits beneath a double glazed window.

Bedroom

Bathroom/Wetroom
Purpose built wet room comprising; shower; low level bath with grab rails; WC; vanity unit wash hand basin with mirror above. Fitted with non-slip vinyl flooring. Emergency pull-cord.

Service Charge
• 1 Hours domestic assistance.
• Cleaning of communal windows
• Water rates for communal areas and apartments
• 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

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

Ground Rent
Annual fee - £435

Lease Information
125 Years from 2014
There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR’s)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk.