

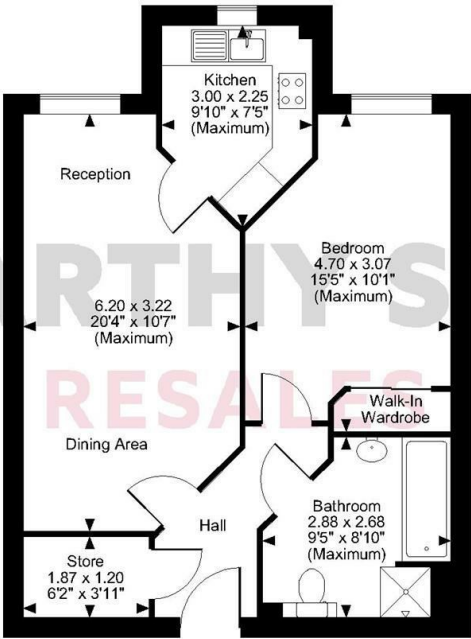
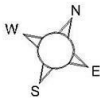
32 Cross Penny Court

Cotton Lane, Bury St. Edmunds, IP33 1XY

PRICE
REDUCED



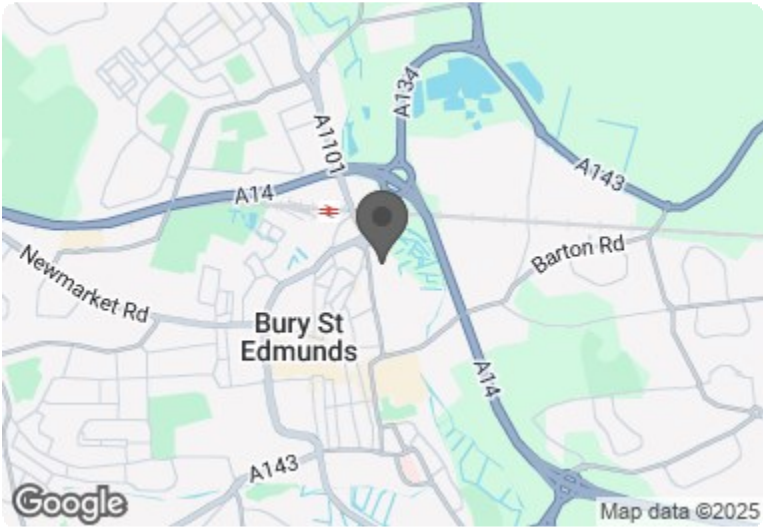
Cross Penny Court, CottonLane, Bury St. Edmunds, Suffolk
Approximate Gross Internal Area
541 Sq Ft/50 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



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



PRICE REDUCTION

Asking price £190,000 Leasehold

A neutrally presented one bedroom second floor apartment within a popular retirement living plus development offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

~This apartment has been redecorated and newly carpeted throughout~

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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Cross Penny Court, Cotton Lane, Bury St.

Cross Penny Court

Cross Penny Court is a Retirement Living Plus (formally known as assisted living) development with 56 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. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite. McCarthy Stone Plus 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 and games room 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, independant shops, bars, cafes and restaurants. The major supermakets are also close by including Tesce, 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.



Lounge

A generously sized lounge with outlook towards the gardens at the rear of the development. The room provides ample space for a dining table. Two ceiling light points, TV (with Sky+ connectivity - subscription fees may apply) and telephone point. Part glazed door leads to a separate kitchen.

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. Fitted waist height oven with side opening door and space above for microwave, four ringed hob with chrome extractor hood. Integrated fridge and freezer. Ceiling and under counter lighting.

Bedroom

Double bedroom with window providing outlook over the rear gardens at the back of the development. Built in wardrobe with mirrored sliding doors. Central ceiling light, TV and telephone points. Emergency pull cord.

Bathroom/Wetroom

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.

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 is £9,792.92 for the financial year ending 30/09/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV to find out more



1 Bed | £190,000

about the service charges please please contact your Property Consultant or House Manager.
Entitlements Service Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.
Car Parking Scheme
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

Lease: 125 Years from 1st Jan 2014
Ground rent: £435 per annum
Ground rent review: 1st Jan 2029

Additional Services & Information

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** 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

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



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