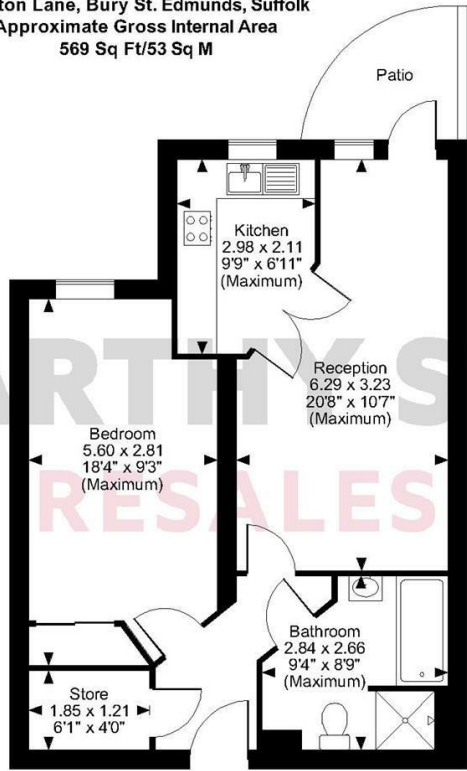


Cotton Lane, Bury St. Edmunds, Suffolk
Approximate Gross Internal Area
569 Sq Ft/53 Sq M

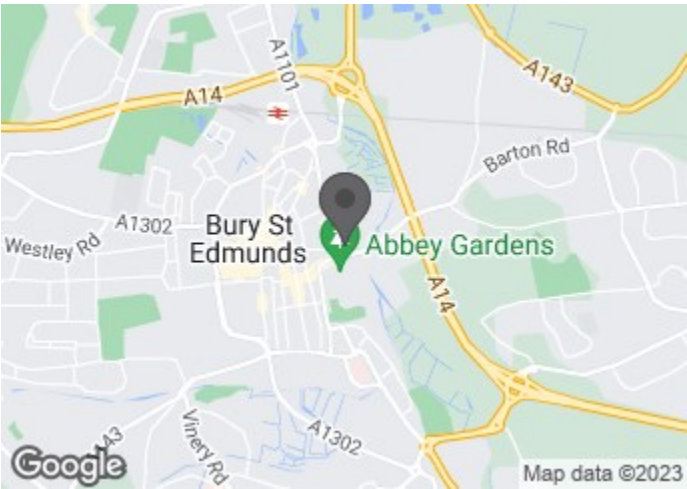


First Floor

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		

**McCARTHY STONE
RESALES**

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



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**McCARTHY STONE
RESALES**

6 CROSS PENNY COURT
COTTON LANE, BURY ST. EDMUNDS, IP33 1XY



~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

A BRIGHT & AIRY one bedroom apartment with SOUTHERLY ASPECT and direct access to PATIO AREA & GARDENS from the lounge situated within a DESIRABLE MCCARTHY STONE retirement living plus (formally known as assisted living) development.

ASKING PRICE £230,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CROSS PENNY COURT, COTTON LANE, BURY ST. EDMUNDS

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, independant 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.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this bright and spacious one bedroom apartment situated on the first floor but with the advantage of a French door from the lounge which leads onto a patio area and the gardens towards the rear. The apartment is situated close to the lift for that added

convenience and is neutrally decorated throughout allowing any buyer to make it their own!

ENTRANCE HALLWAY

Apartment front door has a spy hole and letter box which 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 lounge, bedroom and wet room.

LOUNGE

A sunny south east facing lounge which has the benefit of a French door which lets lots of natural light in and also provides access to a patio area which leads you onto the well maintained communal gardens. The lounge provides ample room for a dining table. Two ceiling light fittings, TV with Sky+ connectivity (subscription fees may apply) and telephone points and raised electric power points. Double doors opening to 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 south east rear facing window. Fitted waist height oven with side opening door and space above for a microwave, four ringed induction hob with chrome extractor hood. Integrated fridge and freezer. Ceiling and under counter lighting. Tiled floor.

BEDROOM

Spacious south east facing double bedroom with window which provides a rear facing outlook and the benefit of a built in mirror fronted wardrobe with hanging rail. Ceiling light fitting, TV with Sky+ connectivity (subscription fees may apply). telephone points and raised electric power points. Emergency pull cord.

WET ROOM

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

SERVICE CHARGE (BREAKDOWN)

- 24/7 staffing onsite

1 BED | £230,000

- 1 Hours domestic assistance.
- Subsidised on-site bistro
- Laundry room
- 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.

Service charge: £9,346.08 per annum (up to financial year end 30/09/2024).

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200').

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: £435 per annum
Ground rent review: 1st Jan 2029
Lease length: 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 SERVICES

**** Entitlements Service**** Check out benefits you may be entitled too, 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

