

Summary

A modern 2 bedroom, third floor apartment with high specification and finishings located walking distance to the town centre and next to Bury St Edmunds train station. This exclusive residential development has been tastefully designed and built with open-plan living space with balcony, meticulously fitted sleek kitchen, lavishly appointed bathroom and main ensuite shower room with touch-sensitive controls. Oak floor coverings and LED accent lighting lend to its high end finish.

Description

Approximate Room Sizes

OPEN PLAN LIVING SPACE 23' 9" x 15' 8" > 13' 7" (7.26m x 4.78m > 4.16m)

KITCHEN A modern open-plan kitchen, fitted with a range of wall and base units beneath white worktops with LED task lighting above, stainless steel sink with single bowl. Integrated appliances include full-height fridge/freezer, washer/dryer, dishwasher, stainless steel electric fan oven, hob with extractor. Oak floor coverings.

LOUNGE A bright space leading on the balcony via French doors. Oak floor coverings.

BEDROOM 1 18' 9" x 8' 11" (5.74m x 2.74m)

With built in double wardrobe and door into the Ensuite shower room.

ENSUITE Modern white suite comprising low-level dual flush wc, integral wash basin with touch sensitive mixer tap controls, and a large walk-in double length shower with detachable shower head, rain shower with touch sensitive controls and glazed sliding doors. Smart mirror with LED lighting, shaver point, digital clock and de-mist pad. A large vanity counter with excellent array of sanitary storage. Extractor fan. Heated towel rail.

BEDROOM 2 15' 1" x 9' 2" (4.62m x 2.8m)

Spacious second bedroom ideal for a guest room with area for home study.

BATHROOM Modern white suite comprising low-level dual flush wc, integral wash basin with touch sensitive mixer tap controls, panelled bath with extendable shower head and touch screen mixer tap. Smart mirror with LED lighting, shaver point, digital clock and de-mist pad. A large vanity counter with excellent array of sanitary storage. Extractor fan. Heated towel rail.

PARKING Approached along Station Hill, the residents' parking area is set back from the road within a quadrangle and provides allocated parking for one vehicle. Visitor bays are available.

LEASEHOLD CHARGES We have been informed by the current owner that the property was bought with a 990 year lease.

Current ground rent - £175 every 6 months
Current management charges - £382 every 6 months

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Leasehold

Services – Gas Central Heating.

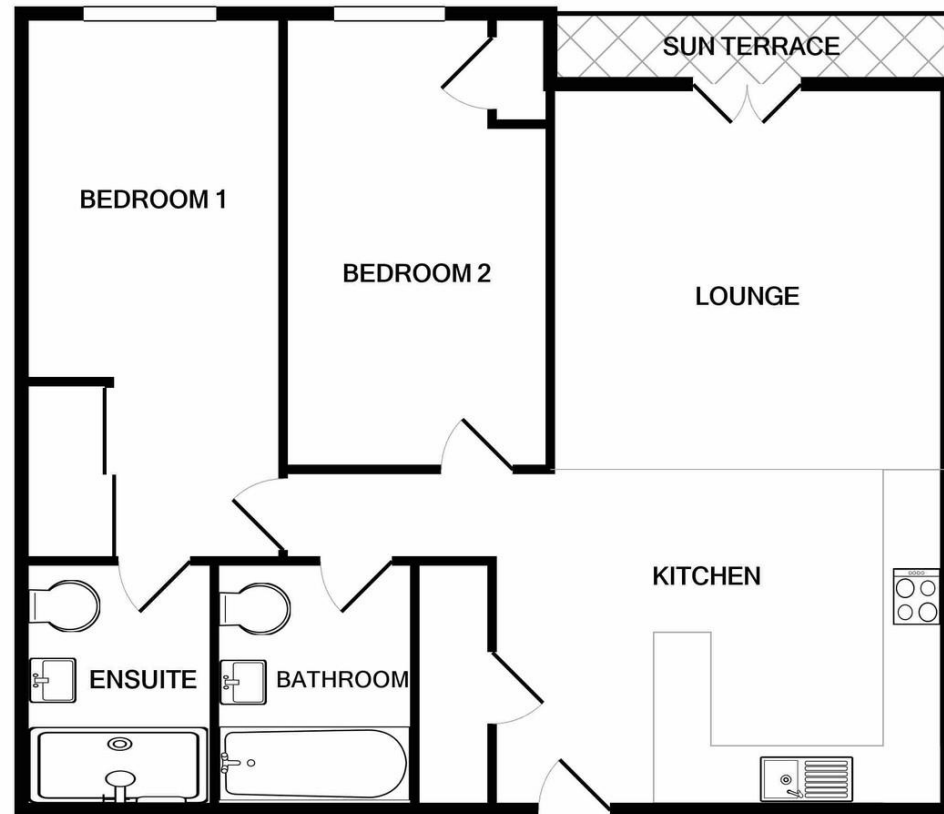
Post Code – IP32 6AE

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021



If you would like to speak to one of our mortgage advisors call now – 01284 769598



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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	

Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Station Hill | Bury St. Edmunds | IP32 6AE

OIEO - £270,000

A modern 2 bedroom, third floor apartment with high specification and finishings located walking distance to the town centre and next to Bury St Edmunds train station. This exclusive residential development has been tastefully designed and built with open-plan living space with balcony, meticulously fitted sleek kitchen, lavishly appointed bathroom and main ensuite shower room with touch-sensitive controls. Oak floor coverings and LED accent lighting lend to its high end finish.

- Third Floor
- 2 Double Bedrooms
- En-suite
- Lounge
- Ample Storage
- Open Plan Living
- Allocated Parking