



3 The Lantern | Tayfen Road | Bury St. Edmunds | IP33 1TB

Rent: £1 450pcm  
Deposit: £1 673

- TWO QUEEN SIZED BEDROOMS
- ENSUITE TO MASTER
- OPEN PLAN KITCHEN-LIVING
- SECURE ALLOCATED PARKING
- BALCONY
- UNDERFLOOR HEATING
- COMMUNAL GARDENS
- TV AND BT POINTS TO ALL PRINCIPAL ROOMS
- FIBRE-ENABLED
- LIFT





## Property Description

New to the market is this large, newly-completed first floor apartment located in The Lantern. The apartment benefits from two bedrooms, two bathrooms - one of which is ensuite - and a parking space in the private garage. The balcony is accessed from both the living room and the master bedroom. The flat also benefits from immediate access to the large communal garden. Centralised underfloor gas-fired heating and hot water system.

TV points to all principal rooms

BT points to all principal rooms

Fibre-enabled

USB charger points to principal rooms

Security video entry system

Lift.

Council tax - C

EPC - B

### HALLWAY

With wood flooring. Doors leading to: -

### OPEN-PLAN KITCHEN/LIVING ROOM

With modern gloss kitchen with Quartz worktops and upstands. Breakfast bar. Integrated Bosch oven, hob and microwave. Integrated dishwasher and fridge/freezer.

Wood effect flooring.

Lounge area.

### MASTER BEDROOM

Carpeted. Patio doors to balcony.

### ENSUITE

With basin and double sized glass shower cubicle. Shower has a Thermostatically controlled shower. Fully tiled walls and floors. Electric mirror cabinets. Downlighters.

### BEDROOM TWO

Carpeted. Window to front.

### BATHROOM

With basin and double sized glass shower cubicle. Shower has a Thermostatically controlled shower. Fully tiled walls and floors. Electric mirror cabinets. Downlighters.

### EXTERIOR

Powder-coated aluminium triple-glazed windows. Multi-locking front and patio doors. Outside lighting to terrace. Extensive landscaped private communal garden. Under cover parking and this apartment has one allocated parking spaces. Number plate recognition.



## EPC Rating

B

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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