



**Tollgate Lane, Bury St. Edmunds, IP32 6BS**  
**Guide Price £185,000 - £195,000**



Situated within walking distance to the town centre. This two bedroom first floor apartment is well presented throughout benefiting from a 999 year lease. Off-road parking space and communal gardens.

# Tollgate Lane, Bury St. Edmunds

## Key Features

- 2 Bedrooms
- Off-road parking
- Walking distance to town centre
- 999 year lease reverting from 1987
- Communal gardens
- Approx 555 sq ft
- Council Tax Band B
- Leasehold
- Energy Efficiency Rating C

## SITUATION

Located slightly north of the town centre upon Tollgate Lane the property is within a short walking distance of the town centre. The historic town of Bury St Edmunds offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to Cambridge, Ipswich and Peterborough.

## DESCRIPTION

The property comprises a two bedroom first floor apartment. The building is of traditional brick and block construction under interlocking tiled roof with the benefit of upvc double glazed windows whilst being heated by a 5 year old gas boiler via radiators.

Being a leasehold property there are obligations towards the ground rent and service charge. The agent has been advised that the ground rent and service charge combined equate to £112.87 per month which includes maintenance of the communal gardens and the buildings insurance. The property is held on a long leasehold basis where the lease reverts off 999 years from 1987.



## Tollgate Lane, Bury St. Edmunds

The rooms are as follows

### **ENTRANCE HALL:**

Giving access to reception room, two bedrooms and a bathroom. Airing cupboard.

### **RECEPTION ROOM:** 13' 10" x 15' 9" (4.22m x 4.82m)

maximum measurements. With window aspect to rear. A bright and spacious reception room with space for dining table and chairs giving access to kitchen.

### **KITCHEN:** 13' 10" x 6' 7" (4.22m x 2.01m)

With window aspect to side. Beko oven. Four ring electric hob and extractor fan. Two bowl sink with mixer tap. Plenty of wall and floor units. Plumbing for washing machine and integrated fridge/freezer. Worktop space.

### **BEDROOM ONE:** 9' 3" x 11' 8" (2.82m x 3.56m)

With window aspect to rear. Double bedroom with built-in wardrobes.

### **BEDROOM TWO:** 6' 3" x 8' 0" (1.91m x 2.46m)

With window aspect to rear. Second bedroom also offering as potential space for office.

### **BATHROOM:** 6' 0" x 8' 2" (1.85m x 2.49m)

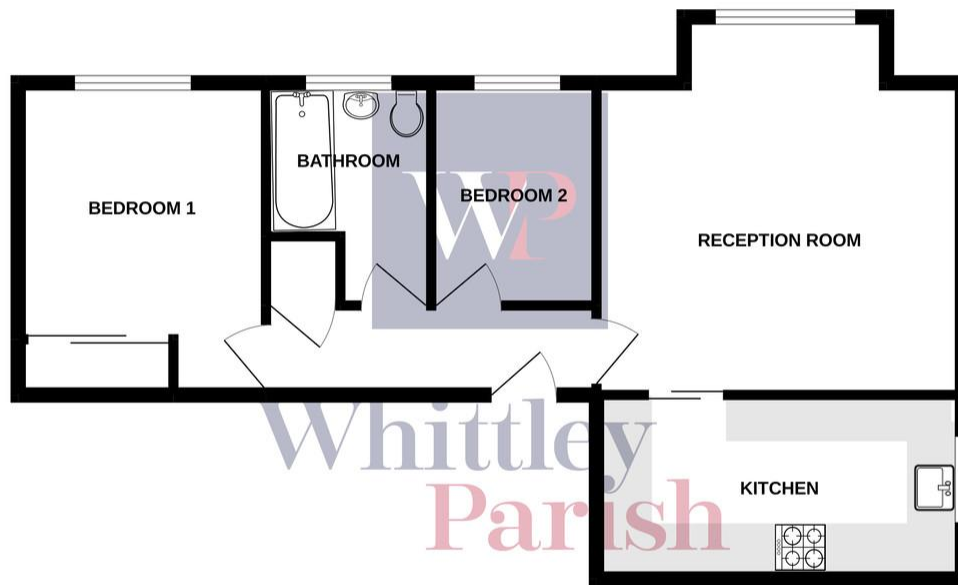
With window aspect to rear. Panel bath with overhead shower component. Low level wc and porcelain sink. Tiled throughout.

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GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.5 sq.m.) approx.