



**Apartment 11, Garland House
Bury St Edmunds, Suffolk**

**DAVID
BURR**

Apartment 11 Garland House, Garland Street, Bury St Edmunds, Suffolk, IP33 1FA

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

An exceptional penthouse apartment in the town centre with views over the Bury St Edmunds rooftops and secure gated parking for two vehicles. In brief the accommodation comprises 2 double bedrooms, 2 bathrooms (1 of which is en-suite), an open plan sitting room and kitchen.

An exceptional 2 double bedroom penthouse apartment in the Bury St Edmunds town centre. Offered for sale on a leasehold basis with secure parking for 2 vehicles and wonderful views over the Bury St Edmunds rooftops.

Entrance into;

ENTRANCE HALL: With storage cupboard and access to principal rooms. Door to;

SITTING ROOM: A substantial reception room with dual aspect windows to rear allowing ample space for entertaining and dining alike as well as open plan access to;

KITCHEN: With a range of modern units with black surfaces inset with ceramic hob, extractor over and stainless-steel oven below and inset stainless steel sink with mixer taps over, concealed dishwasher, washing machine, built in microwave and fridge/freezer.

BEDROOM 1: Fitted with dormer loft window and wood laminate flooring, down lighters and ceiling fan. The bedroom is complete with a built-in wardrobe and door to;

EN-SUITE: With W.C, hand wash basin and shower.

BEDROOM 2: With dormer loft window, wood laminate flooring, downlighters and ceiling fan.

FAMILY BATHROOM: A tiled suite with substantial walk-in shower, W.C, hand wash basin and heated towel rail.

Communal Areas

The communal hall leads to a lift and staircase providing access to the top floor; Apartment 11 will be found to be the first apartment on the right-hand side.

Outside

Two secure gated parking spaces.

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SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

TENURE: Leasehold - 999 years from and including 23.12.2015 to and including 22.12.3014.

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds, IP33 3YU.

COUNCIL TAX BAND: B - £1,792.44 per annum

EPC RATING: C

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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