

DAVID  
BURR

**12 CHANTRY COURT, COTTON LANE,  
BURY ST. EDMUNDS, SUFFOLK. IP33 1AY**



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 immaculately presented 2 double bedroom apartment occupying a prominent position in the Bury St. Edmunds town centre with the added benefit of allocated **OFF-ROAD PARKING** as well as visitor parking. The property enjoys high quality accommodation including a recently re-fitted kitchen, well-appointed bathroom suite and tasteful finishings throughout.

**A spacious and well presented 2 double bedroom apartment with off-road parking in the Bury St. Edmunds town centre.**

**Guide: £179,000.00**

**BURY ST. EDMUNDS 01284 725525**

*Long Melford Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1  
www.davidburr.co.uk*

## 12 CHANTRY COURT, COTTON LANE, BURY ST. EDMUNDS, SUFFOLK. IP33 1AY

Entrance via secure communal door with intercom system leading to an internal lobby, stairs rising to the second floor

**ENTRANCE HALL:** Doors to:-

**SITTING/DINING ROOM:** 17'5" x 10'6" (5.3m x 3.2m). A substantial dual aspect room with space for formal and informal dining/entertaining as well as access to the:-

**KITCHEN:** 7'3" x 6'3" (2.2m x 1.9m). Fitted with a range of matching wall and base units with half tiled splashbacks, stainless steel sink inset with drainer and mixer tap over. Oven with Lamona electric hob and extractor over. Space for freestanding white goods including a fridge/freezer and a washer/dryer and window to side aspect.

**BEDROOM 1:** 10'6" x 9'11" (10'6" x 9'11"). A substantial double bedroom with window to side and space for freestanding storage.

**BEDROOM 2:** 11'2" x 9'6" (3.4m x 2.9m). A double bedroom with window to side and space for freestanding storage.

**BATHROOM:** Well appointed white suite comprising WC, hand wash basin, panel bath with shower attachment over and glass shower screen. Chrome heated towel rail and extractor fan.

**Airing cupboard:** Housing the hot water cylinder.

**SERVICES:** Main water, drainage and electricity are connected. Electric heating. **NOTE:** None of the services have been tested by the agent.

**TENURE:** Leasehold. 125-year lease was granted in 1989. Approximately 91 years remaining.

**SERVICE CHARGE:** £120.00 pcm

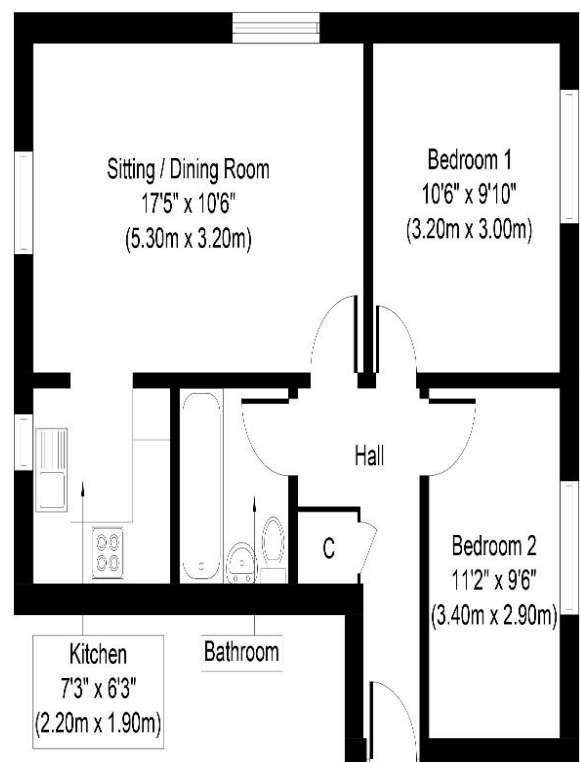
**GROUND RENT:** £65.00 six monthly.

**EPC RATING:** C - A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. **Council Tax Band:** B - £1182 – 2023.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Approximate Floor Area  
528 Sq. ft.  
(49.1 Sq. m.)

Whilst every effort 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2023 | www.houseviz.com