



**Flat 1, 36 Crown Street,  
Bury St. Edmunds, Suffolk.**

DAVID  
BURR

# FLAT 1, 36 CROWN STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QU

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.

This exceptional first floor flat forms a substantial part of this Grade II Listed building that is located within one of the most desirable parts of Bury St. Edmunds. Luxuriously finished, the well-balanced accommodation offers light elegant accommodation that has been finished to a high standard with attention to detail throughout, while being conveniently placed for a wide range of amenities.

## **Luxuriously appointed Grade II Listed flat with up to 2 bedrooms offering a stunning view of St. Marys Church within the town centre.**

**ENTRANCE HALL:** An inviting area with staircase to:-

**LANDING:** With large deep storage cupboard, skylight over and door to:-

**SITTING ROOM/BEDROOM:** A charming room with an exceptional view through a large sash window which takes in St. Marys Church, Honey Hill and trees beyond. Equally usable as a bedroom with a useful storage cupboard.

**KITCHEN/DINING/LIVING ROOM:** An exceptional space, cleverly designed and enjoying an outstanding view that takes in St. Marys Church. There are an extensive range of fitted units and worktops with integrated single drainer sink unit and mixer tap over. Integrated fridge/freezer, electric oven and 4-ring hob with extractor fan over. Plumbing for dishwasher.

**BEDROOM:** With a high ceiling and recessed area providing useful storage with fitted hanging rail. Sash window providing an interesting roofscape view. Further useful storage cupboard.

**BATHROOM:** Very special with exposed beams, high ceiling, part wood panelled walls and a roll top ball and claw foot bath with shower attachment. Large separate shower area, WC and wash hand basin with storage below.

**Utility Cupboard:** A useful space with plumbing for washing machine.

### **AGENTS NOTES**

The property is Grade II Listed.

The purchaser of this property will become one of three parties with a share in the freehold. The freeholders have issued a lease to themselves with the remainder of a 999 year lease in place. For further clarification on this point please do contact the agent.

The property is currently tenanted and understood to be yielding £1,950 pcm (fully furnished).

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233.

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

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**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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**WHAT3WORDS:** ///clash.thickened.dished.

**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 whatever 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.



