

FOR SALE



Maltings Way, Bury St Edmunds IP32 6EZ

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £190,000 LEASEHOLD


MARTIN&CO



- First Floor Apartment
- Chain Free
- En Suite Shower
- 2 Double Bedrooms
- Gas Fired Central Heating
- Council Tax B
- EPC B

This apartment is a mere 10-minute walk to the town, and is situated near the train station and A14, allowing for easy commutes. There is telecom entry system, communal entrance hall, entrance hall, spacious living room, kitchen, two double bedrooms, master ensuite shower room, and family bathroom. Outside there is a car parking space and communal grounds. Tempted? Make that call today.

TELECOM ENTRY SYSTEM:

COMMUNAL ENTRANCE HALL: Stairs leading to apartment.

ENTRANCE HALL: Two storage cupboards.

LIVING ROOM: 20' 00" x 11' 08" Max - 8' 08" Min (6.1m x 3.56m Max - 2.64m Min) Window to side, TV point, radiator.

KITCHEN: 10' 00" x 8' 00" (3.05m x 2.44m) Window to side, 1.5 stainless steel inset drainer unit with mixer tap over, cupboard under, range of wall mounted units, work surface over, units under tiled splash back, 4-ring gas hob, stainless steel extractor hood over, oven under, radiator, cupboard housing wall mounted gas boiler.

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		



MASTER BEDROOM: 15' 09" x 11' 00" (4.8m x 3.35m)

15' 09" Max - 8' 03" Min x 11' 00" (4.8m - 2.51m x 3.35m) Window to side, TV point, radiator, double wardrobe.

ENSUITE SHOWER ROOM: Low level WC, pedestal wash hand basin, shower cubicle, tiled splash back, shaver socket, heated towel rail, extractor.

BATHROOM: Low level WC, pedestal wash hand basin, panelled bath with shower attachment over, heated towel rail, tiled splash back.

BEDROOM TWO: 10' 02" x 9' 02" (3.1m x 2.79m)
Window to side, Integrated storage, radiator.

OUTSIDE: Allocated parking space, communal grounds, bin store

ADDITIONAL INFORMATION Council Tax Band: B
Local Authority: West Suffolk Council
Mains electricity, water and drains connected
Vacant possession on completion

LEASEHOLD:

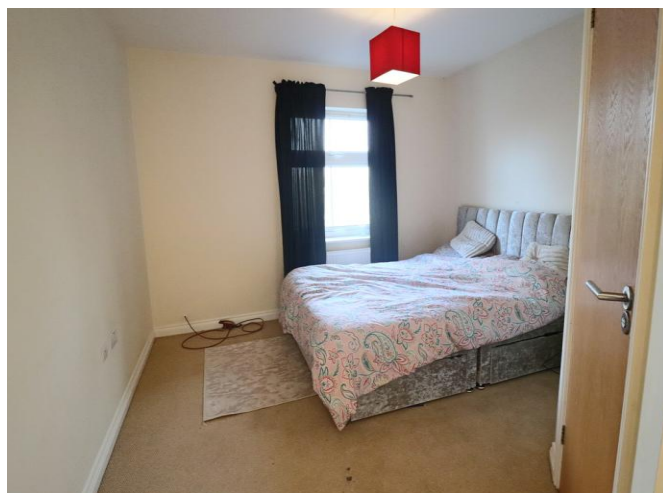
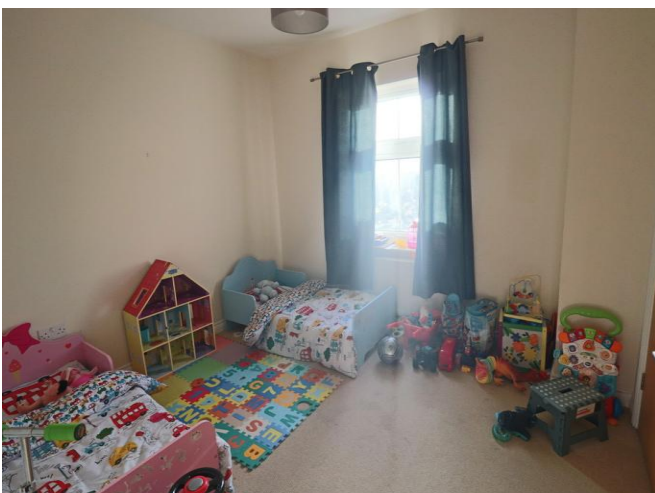
Lease 999 years from 1st January 2006 with 980 years remaining

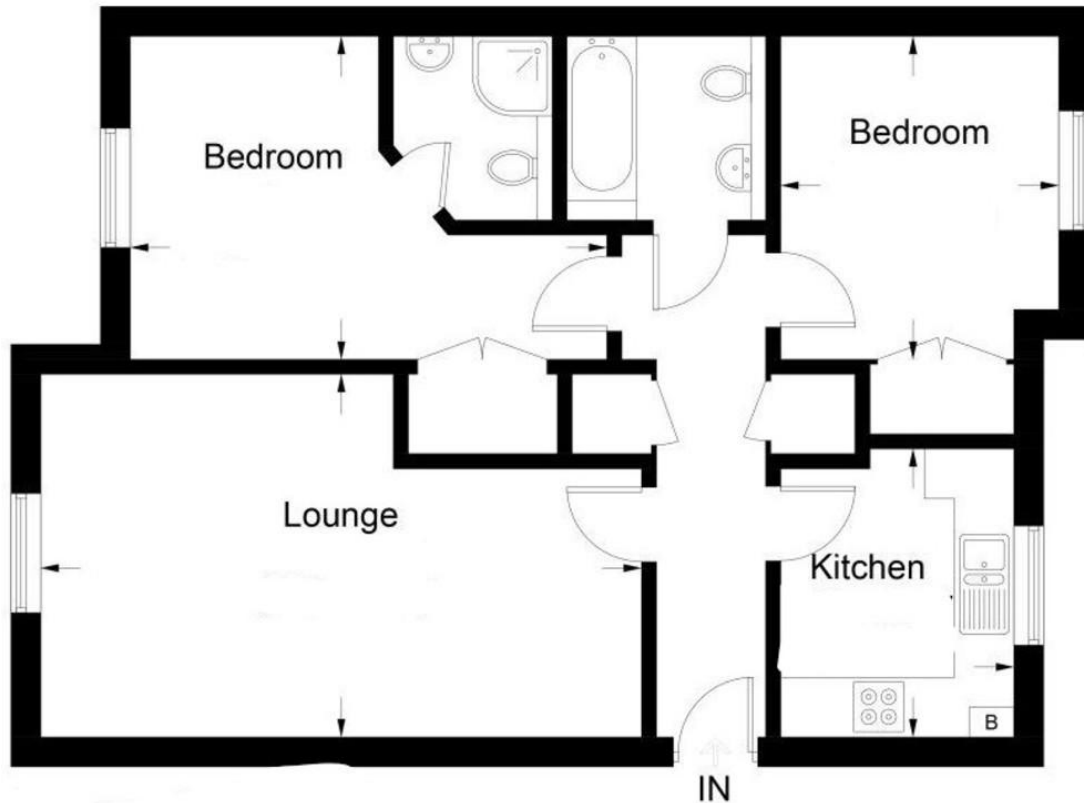
Management Charge: approx. £1200 per annum

LOCATION: Bury St Edmunds is an attractive medieval market town, with a desirable range of educational and cultural amenities, including the Cathedral, and an array of other denominational churches, Theatre Royal, Abbey Gardens, cinemas, rail station, shops and schools. Stansted Airport and London are access via A11 trunk road and there is easy access to the East Coast and local towns of Cambridge, Norwich and Ipswich. The property has easy access to TOWN CENTRE, A14 and railway station.

ENERGY PERFORMANCE RATING: A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.





This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.