

FOR SALE



Cryspen Court, Garland Street, Bury St Edmunds IP33 1EP

2 Bedrooms, 1 Bathroom, Retirement Apartment

Guide Price £160,000 LEASEHOLD





- CHAIN FREE
- Two Double Bedrooms
- UPVC Double Glazing
- Shower Room
- EPC Rating: C
- Council Tax Band: C
- Close To Town & Train Station
- Over 60's

Martin & Co are delighted to offer FOR SALE this two bed first floor retirement flat for over 60's being in PRIME TOWN CENTRE location and benefitting from on site car parking. A secluded setting away from the main house with only 4 apartments. Refurbished throughout and offering good sized accommodation comprising entrance hall, lounge/diner, kitchen, 2 double bedrooms and shower room. Communal areas include residents lounge, laundry room and gardens including four separate roof gardens. UPVC double glazing throughout, upgraded electric heating and 24 hour emergency Appello call system. Offered CHAIN FREE.

ACCOMMODATION COMPRISES: Security entrance with stairs rising to first floor and stairlift. Private front door opening to:

ENTRANCE HALL: 15' 07" x 9' 09" (4.75m x 2.97m) Intercom door entry phone system with red pull cord. Storage heater. Large STORAGE CUPBOARD: 7' 11" x 1' 11" (2.41m x 0.58m) with hanging rail and shelving. Further airing cupboard housing water cylinder.

LOUNGE/DINER: 17' 00" x 11' 02" (5.18m x 3.4m) Two UPVC double glazed windows to front aspect. New electric storage heater. TV Point Door to:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN: 9' 03" x 7' 09" (2.82m x 2.36m) New kitchen with range of base units with pull out larder cupboard, worktop/upstand and inset 1.5 bowl stainless steel sink with drainer and mixer tap. Eye level oven, induction hob, glass splashback and stainless steel cooker hood above. Space/plumbing for washing machine, fridge/freezer and slimline dishwasher. Vinyl flooring. UPVC double glazed window to front aspect.

BEDROOM ONE: 10' 07" x 10' 06" (3.23m x 3.2m) UPVC double glazed window to rear aspect. Electric storage heater. Integral fitted wardrobe with mirrored sliding doors.

BEDROOM TWO: 13' 00" x 9' 11" (3.96m x 3.02m) UPVC double glazed window to rear aspect. Electric storage heater.

SHOWER ROOM: 6' 11" x 6' 00" (2.11m x 1.83m) Shower cubicle with sliding door and electric shower. Range of fitted cupboards with vanity basin and mirror above with light and shaver point. Low level WC. Wall mounted electric heater. Vinyl flooring.

OUTSIDE: Communal gardens laid to lawn with patio area. Four separate roof gardens with far reaching views. Drop off point at front of building with 3 separate car parks offering approx. 25 spaces. Bin stores.

ADDITIONAL INFORMATION: Council Tax Band: C
Local Authority: West Suffolk Council
Mains water, drainage and electricity connected
Lease Remaining: 62 years
Management Service Charges: £4508.45 per annum.
Water charges are included.

Ground Rent: £315 per annum

Vacant Possession upon Completion - CHAIN FREE
It is a condition of purchase that residents be over the age of 60 years

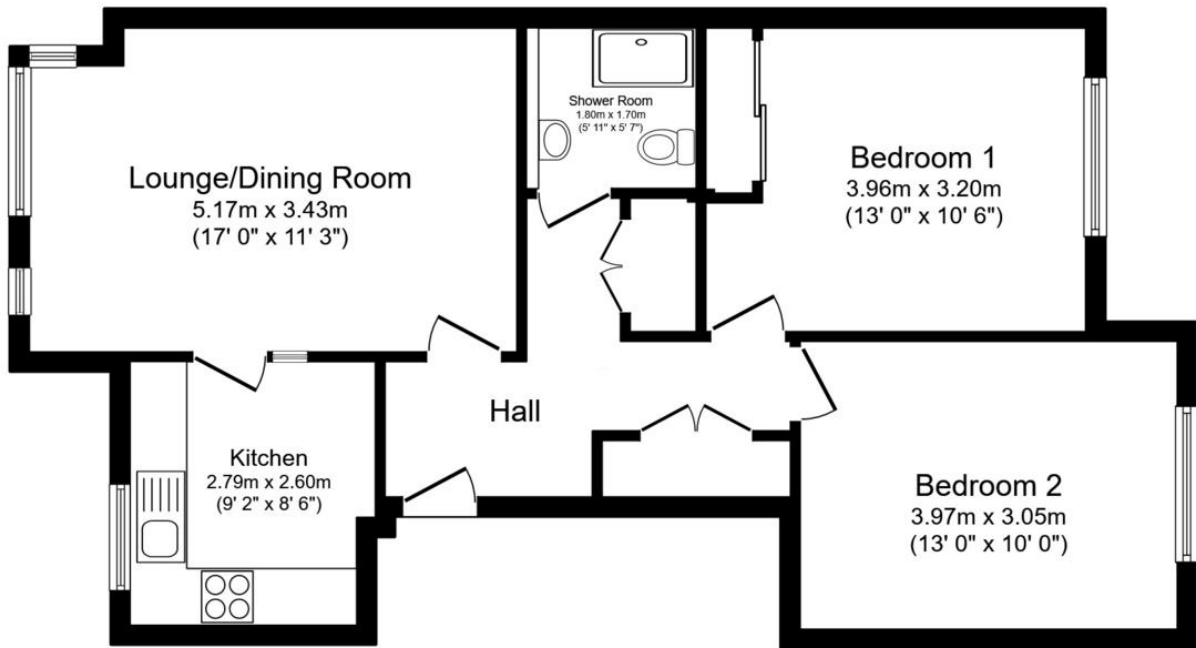
Please ask for full list of facilities and details of services included within the service charges from Sales Team

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co. Please call 01284 701511 to arrange a mutually convenient time.

LOCATION: TOWN CENTRE, close to bus and rail station. Bury St Edmunds is an attractive medieval market town, with a great range of amenities to suit all ages and interests, including a Cathedral, Theatre Royal, Abbey Gardens, cinemas, and shops. Stansted Airport and London are accessed via A14/M11 and there is easy access to the East Coast and local towns of Cambridge, Norwich and Ipswich.

ENERGY PERFORMANCE RATING C: A full copy of the report can be obtained from the Sales Agent.





Floor Plan
 Floor area 64.0 m² (689 sq.ft.)

TOTAL: 64.0 m² (689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

