



## Apartment 1b, Abbotts Gate, Bury St Edmunds, Suffolk IP33 2GB

A converted three-bedroom apartment conveniently located close to the town centre amenities of Bury St Edmunds.

The accommodation benefits from integrated appliances and off-road parking.

To Let £1400.00

**Apartment 1b, Abbotts Gate, Bury St Edmunds, Suffolk IP33 2GB**

**Front Door leading to hallway:** With airing cupboard, boiler cupboard, Karndean flooring and doors leading to:

**Sitting room/kitchen:** A bright and airy spacious room with window to the front, side and rear aspect, leading into a **Kitchen area:** With a range of fitted wall and base units under oak worktop with one and a half bowl stainless steel sink inset, integrated appliances include oven and four ring electric hob, fridge/freezer, washing machine and dishwasher. Window to the rear aspect.

**Principal Bedroom:** A bright and spacious room with window to the rear aspect with **EN-SUITE** comprising WC, vanity sink unit, walk-in shower cubicle and Karndean floor.

**Bedroom 2:** A spacious double bedroom with sliding sash windows to the front aspect.

**Bedroom 3:** Could also be used as an optional study, with large window to the rear aspect and Karndean flooring.

**Family Shower Room:** Comprising WC, vanity sink unit, walk-in double shower and Karndean flooring. Window to the front aspect.

Flat A to D, 1 Abbotts Gate are an exclusive development of four beautifully presented and stylish modern apartments comprising two 1-bedroom apartments and two 3-bedroom apartments. The apartments benefit from door entry buzzer systems, electric heating, off road parking and are conveniently located close to Hardwick Heath, Hardwick Middle School, West Suffolk Hospital and offer good access to the A14 for those wishing to commute further afield.

**Outside:** Parking Space.

**Access:**

Long Melford 14 miles

Newmarket 15 miles

Sudbury 17 miles

Stowmarket 15 miles

Cambridge 30 miles

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



**SERVICES:** Mains water, electricity and drainage.

**NOTE:** None of the services have been tested by the agent.

**EPC:** D.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233.

Viewing strictly by appointment with David Burr.

[www.davidburr.co.uk](http://www.davidburr.co.uk)

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