



# Orchard House

## Bury St Edmunds



Sheridans



# Site plan





# Floorplans & Room measurements

Dimensions for all floors.

## Entrance Hall

7.2 ft x 3.3 ft, 2.1m x 1m

## Kitchen

10.2 ft x 7.5 ft, 3.1m x 2.3m

## Bedroom 1

15 ft x 9.9 ft, 4.6m x 3m

## Ensuite

10.1 ft x 6.2 ft, 3.1m x 1.9m

## Hallway

3.3 ft x 4.6 ft, 1m x 1.4m

## Living Area

15.4 ft x 14.1 ft, 4.7m x 4.3m

## Bedroom 2

11.1 ft x 8.7 ft, 3.4m x 2.65m

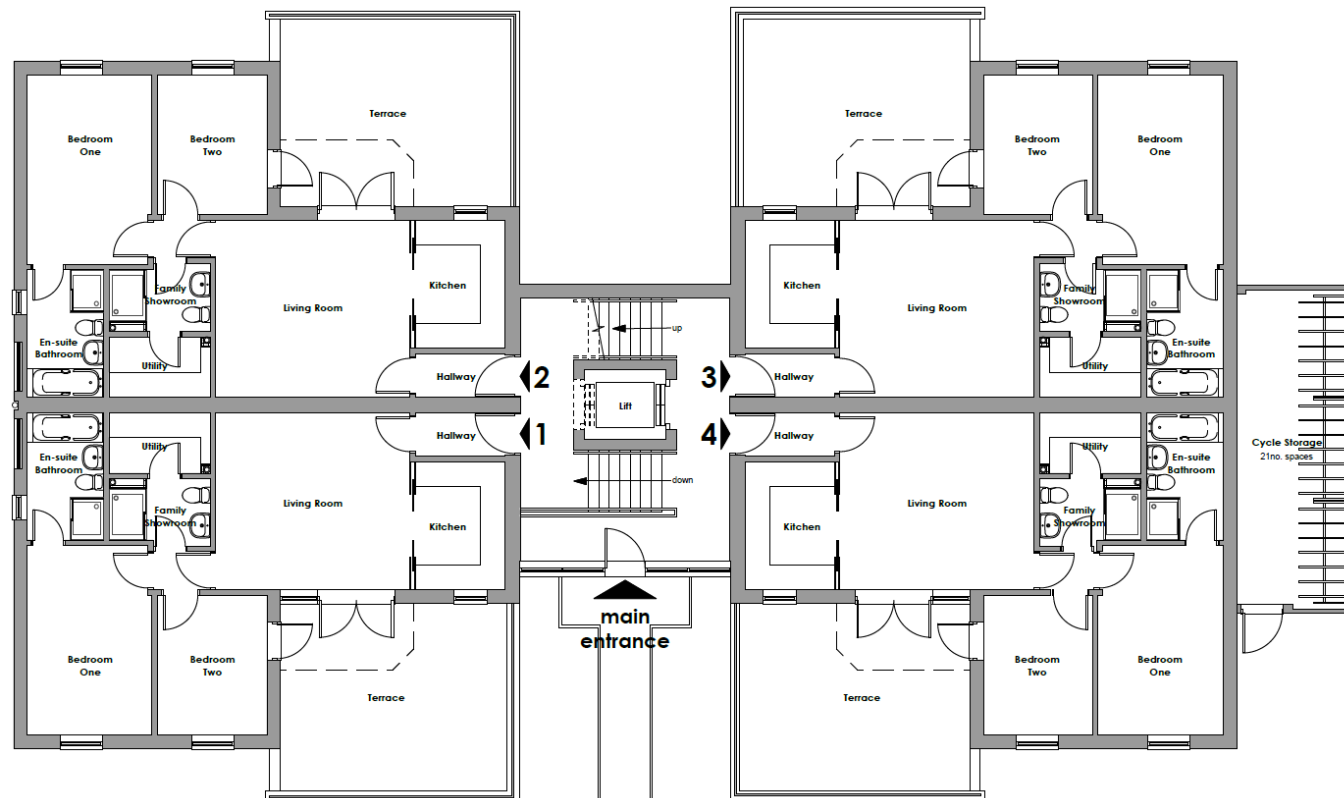
## Family Bathroom

8.2 ft x 5.2 ft, 2.5m x 1.5m

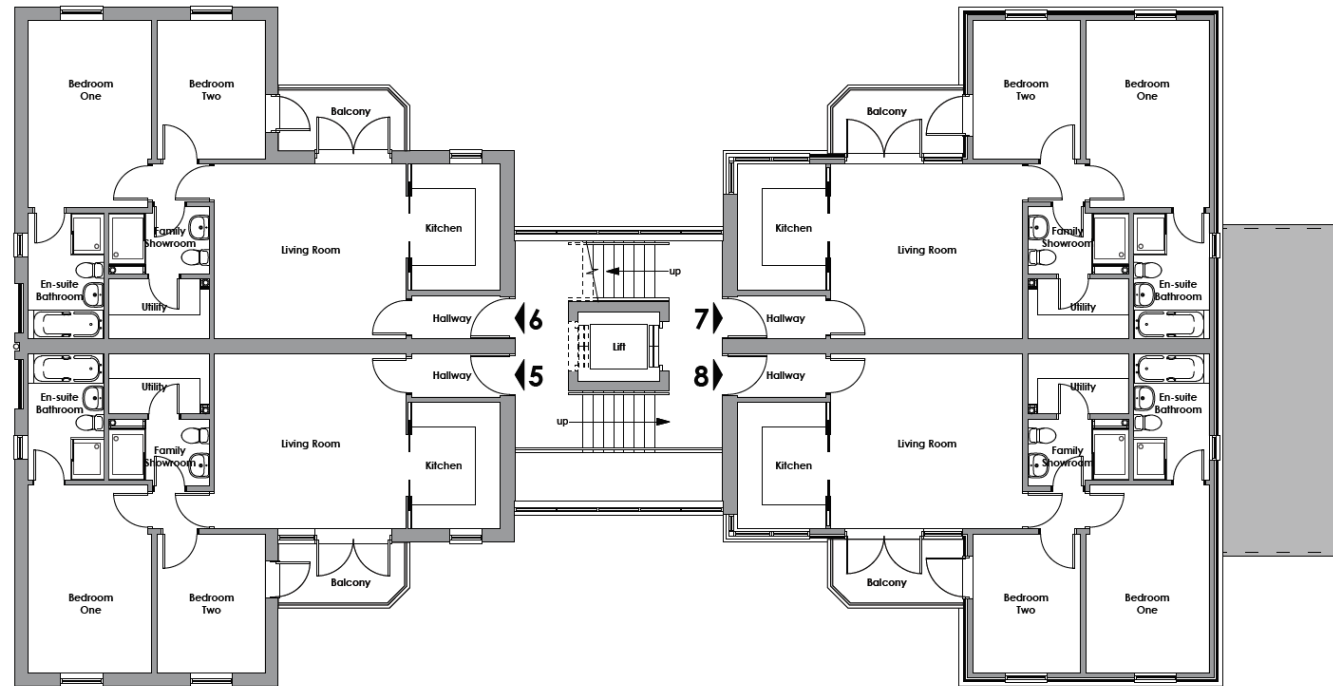
## Utility

8.2 ft x 4.9 ft, 2.5m x 1.49m

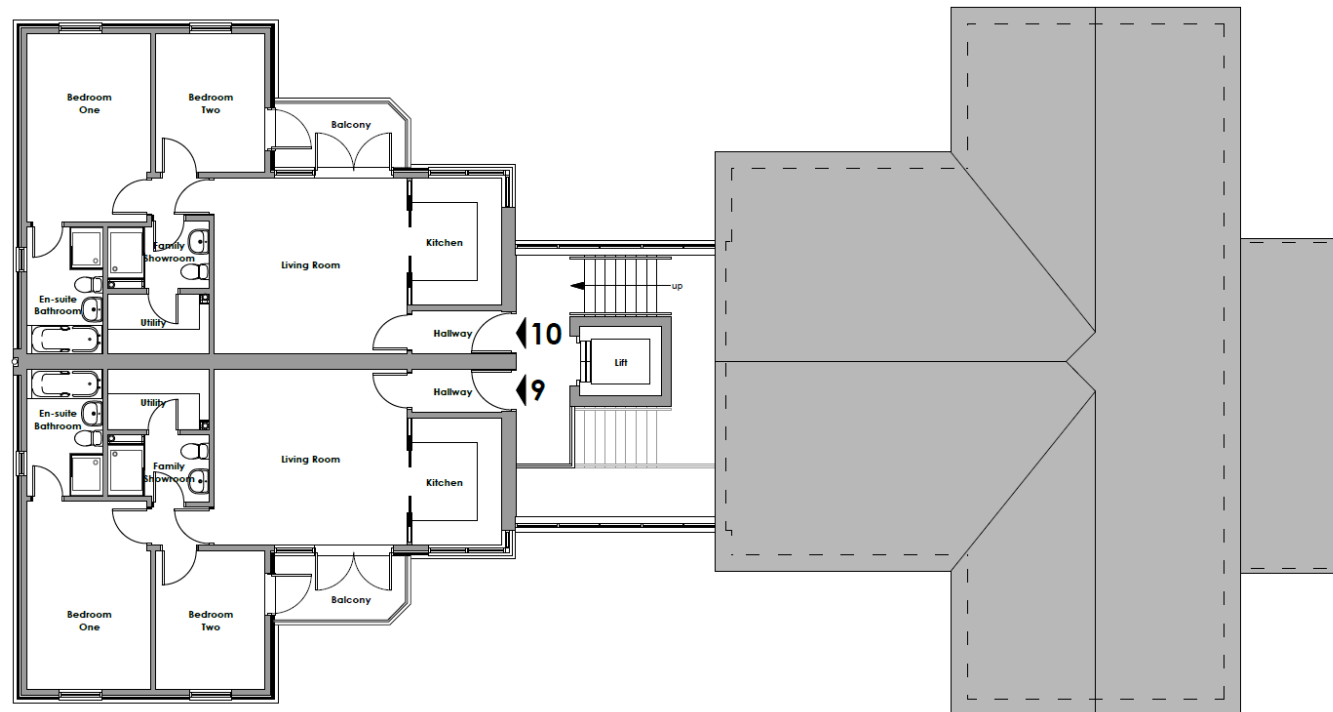
Ground floor  
and  
Upper ground  
Floor plans



First floor  
and  
Upper first  
Floor plans



Second  
Floor plans





# Orchard House

Petticoat Lane  
Bury St Edmunds

*An exclusive new development of 10 luxury apartments providing stylish town living with balcony or terrace and private parking.*

Orchard House is conveniently positioned on the much favoured west side of town, located within a short walk of the West Suffolk Hospital and the excellent range of facilities the historic market town of Bury St Edmunds has to offer.

With an estimated completion date of Summer 2019, Orchard House is an exclusive development of 10 superior leasehold apartments, providing stylish living space complemented by either balconies or outdoor terraces within the landscaped grounds and will further benefit from private parking (some with electric charging points) and potential for further space by negotiation.

Each apartment will be approximately 760 square feet and built to a very high standard with quality fittings and finishes. There will be a lift for the first and second floor units.

- Main entrance
- Hall
- Sitting room
- Fully fitted kitchen
- Two bedrooms
- Family bathroom
- En-suite bathroom
- Terrace or balcony
- Landscaped grounds
- Private parking
- Short walk to town centre
- Lift to all floors
- High quality finish

## **Specification includes**

- Modern kitchens with appliances
- Audio/Visual door entry system
- High quality internal doors
- Double glazing
- Engineered timber flooring
- Porcelanosa bathrooms and tiling
- Satellite ready
- Gas fired central heating

## **Scheme highlights**

- Traditional brick/block with concrete floors
- 10 high specification apartments
- Parking
- Lift to all floors
- Landscaped gardens
- Electric vehicle charging points
- Bike store
- Terraces for ground floor apartments
- Balconies for upper floor apartments



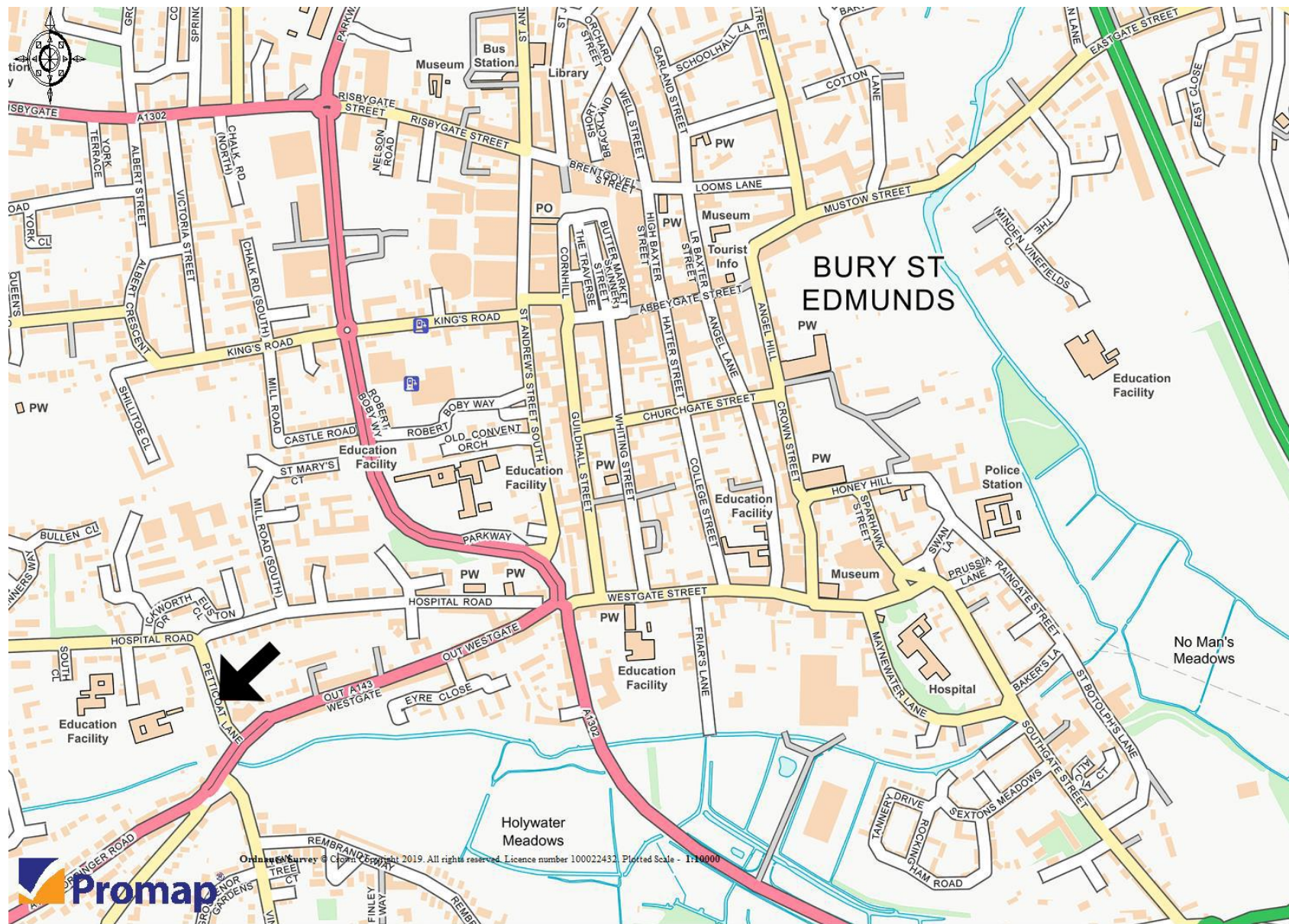
# Orchard House

## Price List

FIRST RELEASE

Ground Floor	
Apartment 1	Yet to be released.
Apartment 2	Yet to be released.
Apartment 3	Yet to be released.
Apartment 4	Yet to be released.
First Floor	
Apartment 5	<b>Guide price £295,000</b>
Apartment 6	<b>Guide price £295,000</b>
Apartment 7	<b>Guide price £295,000</b>
Apartment 8	Yet to be released.
Second Floor	
Apartment 9	Yet to be released.
Apartment 10	Yet to be released.





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