

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

**DRAFT DETAILS**  
**FLAT 4, GARLAND HOUSE, GARLAND STREET**  
**BURY ST. EDMUNDS**  
**IP33 1FA**

A spacious modern high-quality upper ground floor apartment in prime town centre position, near shops & restaurants, Abbey Gardens, bus station & railway station. Lift Service, Entryphone, Hall, Sitting/Dining Room, Kitchen, 2 Double Bedrooms - 1 En-Suite, Shower Room, 2 Secure Covered Parking Spaces, **IDEAL RETIREMENT.**



2104

**New Price Guide £390,000**

LIFT SERVICE, COMMUNAL ENTRANCE WITH ENTRYPHONE SYSTEM, LANDING, HALL, DUAL-ASPECT SITTING/DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS - 1 LUXURY EN-SUITE, SHOWER ROOM, 2 SECURE COVERED PARKING SPACES, GAS FIRED RADIATOR HEATING, OAK FLOORING & DOORS, UPVC SASH & FRENCH WINDOWS WITH JULIET BALCONIES & SOUTH & WESTERLY ASPECTS, IDEAL RETIREMENT PURCHASE OR FOR OTHER TYPES OF BUYER, PRIME TOWN CENTRE LOCATION NEAR ALL AMENITIES, CONVERTED BY M & D DEVELOPMENTS - RENOWNED FOR USING HIGH-QUALITY MATERIALS & FITTINGS, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**

**01284 769691 • 01449 737706**

**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds town centre, by foot, proceed through Buttermarket, passing Marks & Spencer and continue round to the right. The property is located on the corner of Garland Street and Looms Lane, with the entrance on Garland Street. The parking area is accessed via Looms Lane and the postcode is IP33 1FA.

**COMMUNAL ENTRANCE HALL :** Approached via an Entryphone system and entrance door. Lift service or stairs to:

**UPPER GROUND FLOOR LANDING :** Door to:

**SPACIOUS HALL : 3.05m (10'0") x 2.08m (6'10") plus recess** Approached via an oak entrance door with spy-hole. Intercom entryphone system, oak floor, built-in cloaks cupboard, LED downlights, radiator.

**SITTING/DINING ROOM : 5.79m (19'0") x 3.66m (12'0")** Dual aspect room, facing South & West. The focal point being a modern electric fireplace with surround, oak floor, TV point, telephone point, wall light points, two radiators, UPVC sash window to front, two UPVC French windows with Juliet balconies to side. Opening to:

**KITCHEN : 3.12m (10'3") x 2.69m (8'10")** Fitted with range of oak finish base and wall mounted units, inset 1 1/2 bowl stainless steel sink unit with waste disposal and mixer tap, tiled splashbacks, oak floor, concealed lighting, inset AEG combination hob with two induction plates and two gas burners with stainless steel and glass cooker canopy over, built-in electric oven/grill, pan drawers, wine rack, integrated dishwasher, integrated washer/dryer, space for fridge/freezer, cupboard housing wall mounted gas combination boiler, LED downlights, radiator, UPVC sash window to front.

**BEDROOM 1 : 4.09m (13'5") x 3.40m (11'2")** Oak floor, LED downlights, wall light point, two UPVC sash windows to side.

**EN-SUITE : 2.29m (7'6") x 2.18m (7'2")** Fitted with luxury white suite comprising enamel bath with mixer shower attachment and glazed screen, tiled shower enclosure with shower controls, wc, bidet, pedestal wash basin, fully tiled walls, tiled floor, LED downlights, chrome vertical radiator/towel rail, extractor fan.

**BEDROOM 2 : 4.14m (13'7") x 3.51m (11'6")** Oak floor, TV point, LED downlights, radiator, UPVC sash window to front.

**SHOWER ROOM :** Fitted with white suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin, fully tiled walls, tiled floor, LED downlights, chrome vertical radiator/towel rail, extractor fan.

**OUTSIDE :** The property has the benefit of secure covered parking for two cars, with allocated security-fob entry system, accessed via Looms Lane.

In addition to the internal lifts, for those seeking single-storey living, the property benefits from lift access at street level, from the covered car parking area to this upper ground floor apartment.

**TENURE :** LEASEHOLD: We understand that the property has the remainder of a 999 year lease which commenced on 9th June 2014.

We understand from the vendors that there is currently a Maintenance/Service Charge of £1,900.92 for the year 1st March 2019 - 29th February 2020, which includes buildings insurance.

We understand that the current Ground Rent is a 'peppercorn' and not collected.

**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



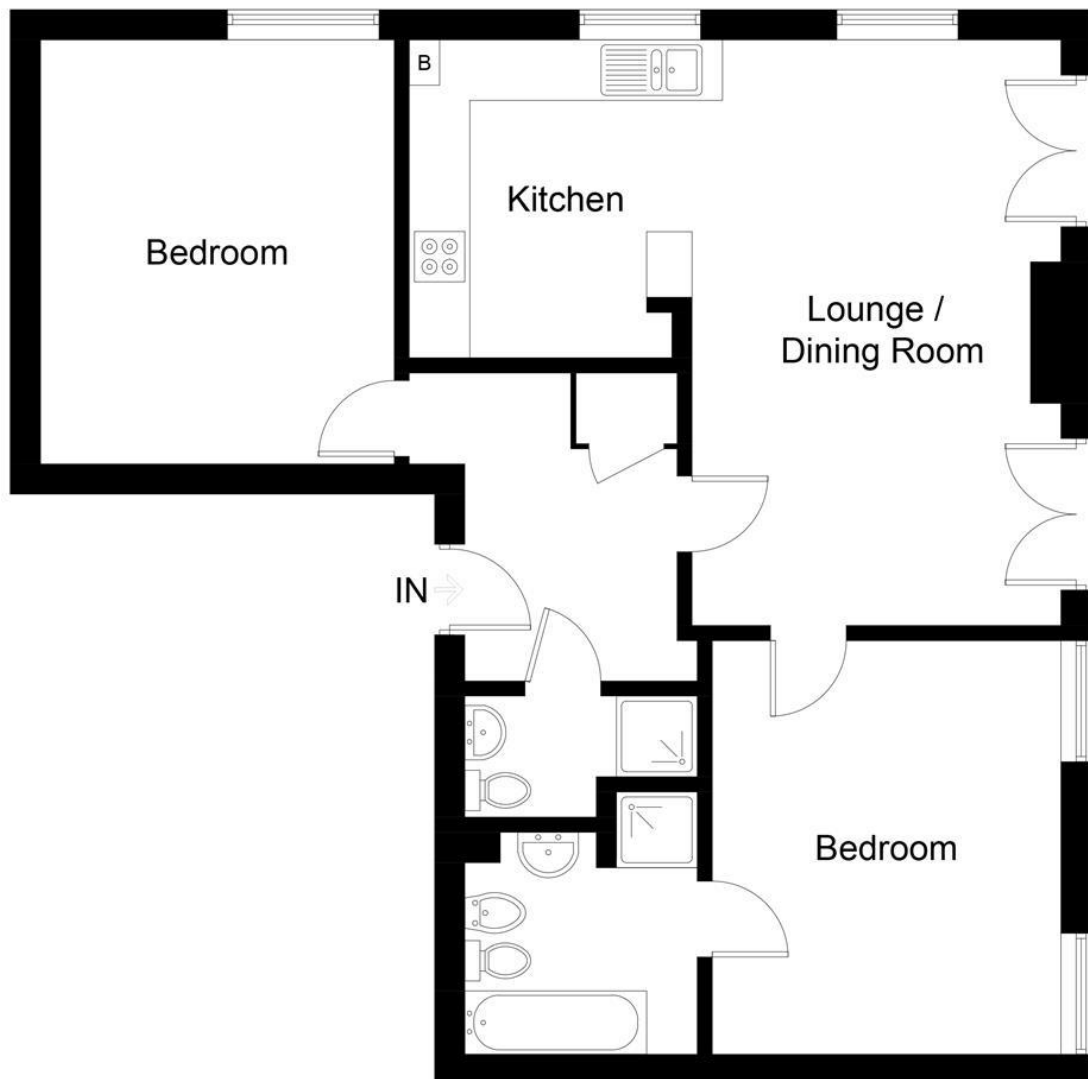






## Flat 4, Garland House, Bury St Edmunds, IP33 1FA

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft



## First Floor

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.

## Energy Performance Certificate



Flat 4, Garland House, Garland Street, BURY ST. EDMUNDS, IP33 1FA

Dwelling type: Ground-floor flat  
 Date of assessment: 01 June 2015  
 Date of certificate: 26 October 2015  
 Reference number: 8865-7036-4980-4069-5906  
 Type of assessment: SAP, existing dwelling  
 Total floor area: 76 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

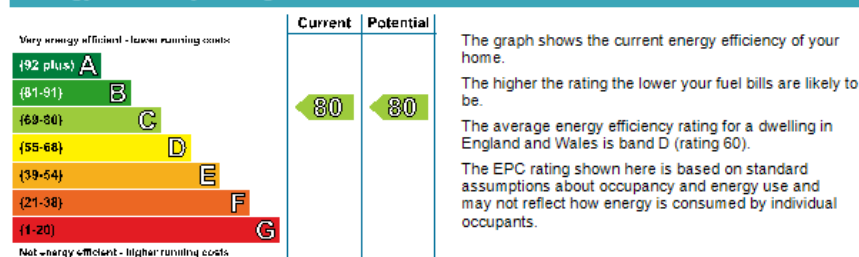
Estimated energy costs of dwelling for 3 years: £ 1,305

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	Not applicable
Heating	£ 882 over 3 years	£ 882 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 1,305</b>	<b>£ 1,305</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



#### THE PROPERTY MISEDDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.