

**DRAFT DETAILS**  
**4 ST ANDREWS COURT, ST ANDREWS STREET SOUTH**  
**BURY ST. EDMUNDS**  
**IP33 3PG**

OPEN HOUSE (C & T) present: An established ground floor apartment requiring refurbishment, on a gated development, close to the town centre. Communal Entrance, Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom, Communal Gardens, Allocated Parking, **IDEAL FTB/RETIREMENT/INVESTMENT, NO CHAIN, VIEW ASAP.**



2169

**New Price Guide £155,000**

**\*\* FULL STAMP DUTY HOLIDAY UNTIL 30/09/21 \*\***

COMMUNAL ENTRANCE WITH ENTRYPHONE SYSTEM, HALL, LOUNGE/DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, COMMUNAL GARDENS, ALLOCATED PARKING SPACE, GATED DEVELOPMENT, CLOSE TO TOWN CENTRE, ELECTRIC HEATING, IDEAL FIRST-TIME, RETIREMENT OR INVESTMENT PURCHASE, REQUIRES REFURBISHMENT, NO CHAIN, EARLY VIEWING ADVISED.

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

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From the town centre proceed up Woolhall Street and turn left into St Andrews Street South. Continue along and St Andrews Court is located on the right.

**COMMUNAL ENTRANCE HALL :** Approached via double doors with an Entryphone system.

**ENTRANCE HALL :** Approached via a front door with spy hole. Entryphone system.

**HALL :** Built-in airing cupboard housing hot water tank, storage heater.

**LOUNGE/DINING ROOM : 4.93m (16'2") + bay x 3.07m (10'1") max** TV point, storage heater, window to front.

**KITCHEN : 2.87m (9'5") max x 2.82m (9'3").** Range of base and wall mounted units, work surfaces, inset single drainer stainless steel sink unit, tiled splashbacks, electric cooker point with cooker hood over, plumbing for washing machine, space for fridge/freezer, telephone point, electric heater, window to side.

**BEDROOM 1 : 3.28m (10'9") max x 2.62m (8'7") + door recess** Fitted wardrobes and overhead cupboards, panel heater, window to front.

**BEDROOM 2 : 2.72m (8'11") x 2.11m (6'11")** Panel heater, window to side.

**BATHROOM : 2.41m (7'11") x 1.68m (5'6")** Suite comprising panelled bath with shower unit over, wc, pedestal wash basin, tiled splashbacks, shaver point, heated towel rail, electric heater, extractor fan (untested).

**OUTSIDE :** To the front the development is approached via private remote controlled electrically operated double gates. This leads to an allocated parking space with additional visitor's parking spaces. Surrounding the apartments are communal gardens and grounds.

**TENURE :** LEASEHOLD: On completion of the sale/purchase there will be a lease extension taking the lease to 999 years and the new leasehold owner will become a member of the freehold company. Full details are available from Temples Estate Management who manage the development for the freeholders.

We understand that the Service/Maintenance Charge for the current year of 1st January - 31st December 2021 is £1,290.00, which includes buildings insurance. The current Ground Rent is £75.00 per annum.

**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 Millennium 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.

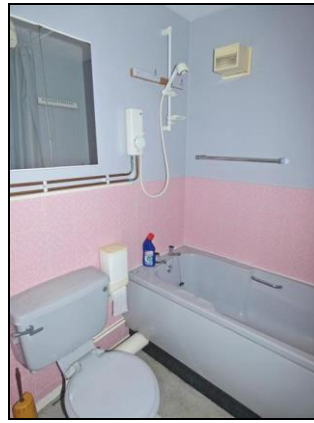
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.

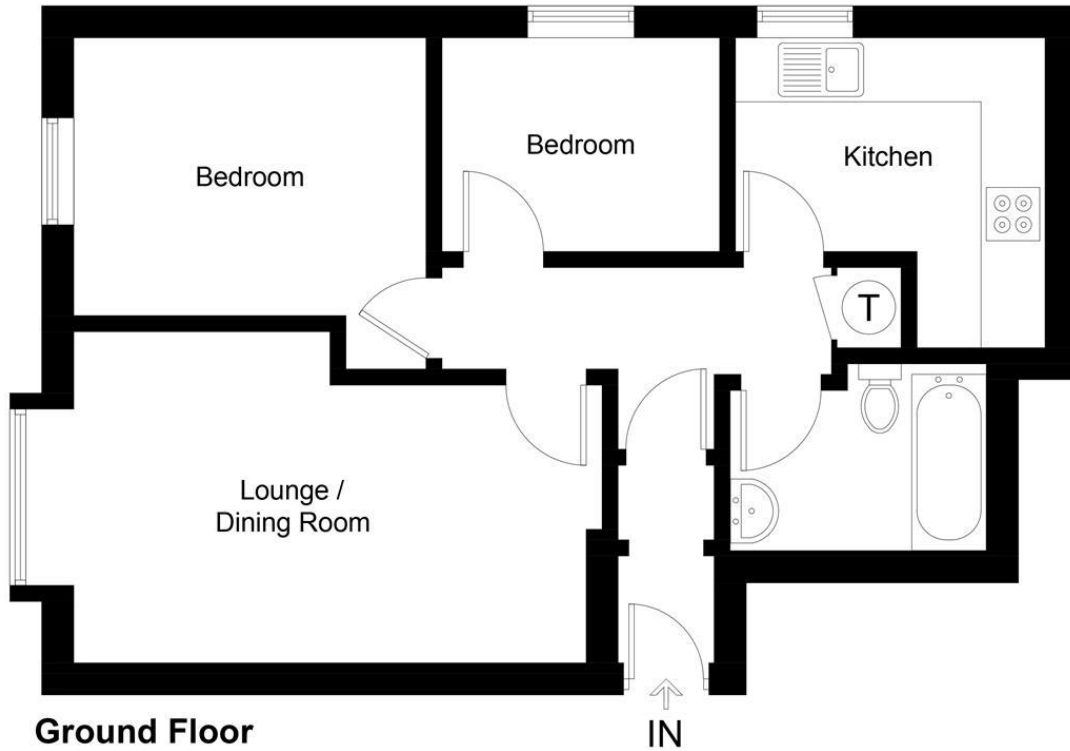






### 4 St. Andrews Court, Bury St. Edmunds, IP33 3PG

Approximate Gross Internal Area = 49.8 sq m / 536 sq ft



**Ground 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 (EPC)

4 ST ANDREWS COURT ST ANDREWS STREET SOUTH BURY ST EDMUNDS IP33 3PG	Energy rating <b>D</b>
Valid until 28 February 2031	Certificate number 0390-2229-8070-2109-6445

## Property type

Ground-floor flat

## Total floor area

48 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** 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.

**General Data Protection Regulations (GDPR)** 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.