



FLAT 3, PALMERS HOUSE
BURY ST EDMUNDS, SUFFOLK

JACKSON-STOPS 

**FLAT 3, PALMERS HOUSE, 9-10 ABBEYGATE STREET
BURY ST EDMUNDS, SUFFOLK, IP33 1UN
GUIDE PRICE £249,000**

A SYLISH MODERN TWO BEDROOM FIRST FLOOR
FLAT WITH LIFT ACCESS, A COMMUNAL ROOF
TERRACE AND BASEMENT STOREROOM, IN THIS
EXCELLENT GRADE II LISTED BUILDING,
SUPERBLY LOCATED IN THE CENTRE OF TOWN.



DISTANCE
TOWN CENTRE LOCATION
NEWARKET 12 MILES
CAMBRIDGE 28 MILES

GROUND FLOOR

- Communal Entrance with Intercom Access
 - Communal Entrance Hall
 - Stairs and Lift to First Floor, Basement & Communal Roof Terrace
-

ACCOMMODATION - FIRST FLOOR

- Entrance Hall
 - Kitchen/Breakfast Room
 - Sitting/Living Room
 - Two Double Bedrooms
 - Family Bathroom
-

BASEMENT

- Lift and Stair Access
- Secure Communal Store Area with Bike Racks & Bin Store
- NO ONWARD CHAIN
- Lease term: 150 years from 1st January 2022
- Service Charge: £2,000 per annum
- Contents available by separate negotiation

THE PROPERTY

A communal entrance door with intercom access, leads to the ground floor communal hallway. Stairs and the lift both lead up to the first floor, the shared roof terrace and down to the basement store area, that has fitted bike racks, bin store and the meters for the flats.

Flat 3 is well located on the first floor over the Brook Tavener retail unit, and the front door to the flat is at the end of the communal corridor shared with Flat 2. The door gives access to the flats entrance hall next to which is the intercom phone and access for the ground floor entrance door and the hall features a store cupboard housing the EHC Comet Combi electric boiler. Doors give access to two double bedrooms, the family bathroom and a semi-open plan living room and kitchen. The comfortable living room has a traditional sash window overlooking The Buttermarket to the front, a built-in shelved cupboard and drawer unit and the room opens through to the kitchen/breakfast room to the rear. The kitchen features a double-glazed Velux window skylight above and is fitted with a stylish range of base and eye level units with stone/quartz composite worktops with a 1¼ bowl underset stainless steel sink unit, Bosch four ring induction hob with extractor hood above and fan oven below, with integrated appliances including a Zanussi fridge/freezer, Bosch dishwasher and an integrated washer/dryer. There is also a convenient breakfast bar to the side. Bedroom one is a light and airy double bedroom with a traditional sash window to the front and features a comprehensive range of fitted bedroom furniture and wardrobe cupboards. Bedroom two is also double sized and features a built-in wardrobe cupboard unit. The family bathroom boasts a stylish modern finish and features a panel enclosed bath with glazed side screen and shower over, tiled wall splashbacks, a wall mounted wash basin unit, concealed cistern wc and a radiator towel rail.

LOCATION

Flat 3, which is one of eight two-bedroom flats in this recently converted grade II listed building, is superbly located in Bury St Edmunds town centre within easy walking distance to all that the town has to offer. Considered by many to be one of the best places in the country to live, the town offers an excellent range of amenities with extensive shopping facilities, doctors, dentists and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There are numerous high-quality restaurants and cultural amenities including the beautiful Georgian Theatre Royal and The Abbey Gardens. The University City of Cambridge is approximately 28 miles away and also accessible by rail, offers unrivalled educational opportunities and excellent further shopping and amenity facilities.

There is easy access to the A14 and on to the A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross. Alternatively, there is a regular direct line train service from Stowmarket (14 miles) to London Liverpool Street taking approximately 80 minutes. Stansted International Airport is approximately 50 minutes by car.



PROPERTY INFORMATION

Services Mains water, electricity and drainage.

Local Authority West Suffolk Council

Council Tax Band A

Tenure Leasehold

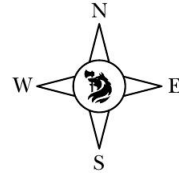
Service Charge £2,000 per annum

Parking Residents parking for Zone D, also with visitor parking permits available.

Broadband Ofcom states speeds available of up to 1800Mbps

Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

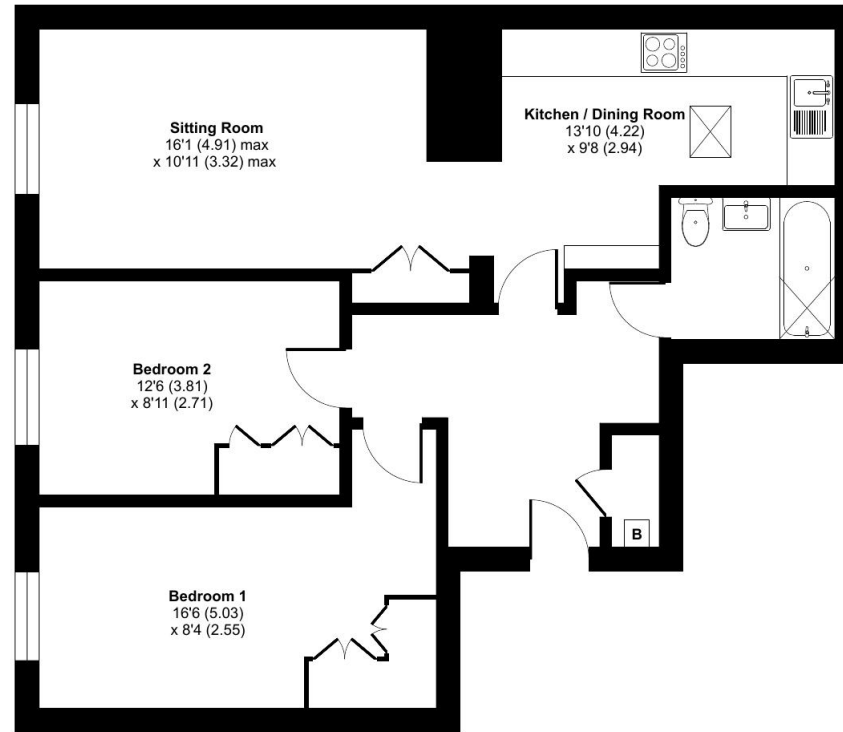
Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535



Abbeygate Street, Bury St. Edmunds

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jackson-Stops. REF: 1374282



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURY ST EDMUNDS

01284 700535

burystedmunds@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910