

20 ST ANDREWS COURT

BURY ST EDMUNDS, SUFFOLK

JACKSON-STOPS

20 ST ANDREWS COURT, ST ANDREWS STREET SOUTH
BURY ST EDMUNDS, SUFFOLK, IP33 3PG

GUIDE PRICE £165,000

A TWO-BEDROOM GROUND FLOOR FLAT WITH PARKING AND COMMUNAL GARDENS, WELL LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE.



DISTANCE

TOWN CENTRE WALKING DISTANCE
NEWMARKET 12 MILES
CAMBRIDGE 28 MILES

ACCOMMODATION

- Hall
- Living Room
- Kitchen
- Bathroom
- Double Bedroom
- Single Bedroom

COMMUNAL AREAS

- Security Gated Parking with Allocated Parking Space
- Communal Gardens
- Entrance Hall with Security Code Access

GENERAL INFORMATION

- 999 year lease from 2023
- 'Stones throw' of Waitrose Supermarket, The Gym Group Gym and a short walk to the Town Centre.
- Chain Free Sale

THE PROPERTY

A 2-bedroom ground floor flat benefiting from double glazed windows, electric heating and requiring refurbishment throughout. The flat is located to the rear of the second block with access from the communal entrance hall. It is set well back from the road and, being on the rear corner, has an outlook to the rear garden and across the grass to its allocated parking space, to the side.

The accommodation, which would benefit from modernisation and redecoration throughout, affords a private entrance porch leading through to the hall. The living room has a widow bay to the rear, wall mounted electric bar heater and Night Storage radiator heating. The kitchen has a range of base and wall mounted fitted units, a roll top worksurface and stainless-steel sink. Electric cooker, a washing machine and space for a fridge. There is a double sized bedroom and a decent single bedroom and a bathroom requiring a new suit with space for a panel enclosed bath/shower, low flush wc and wash basin.

OUTSIDE

To the front of the property there is pedestrian and vehicular security gated access to the parking at the side of the two blocks, with the space numbered 20 allocated to this flat. The communal garden wraps around the buildings and is mainly lawn with shrub borders with a good selection of mature, pollarded trees.

LOCATION

Set back from St Andrews Street South to the rear of St Andrews Court the property benefits from a peaceful location close to Waitrose and just a short walk to the town centre, which offers an excellent range of amenities with extensive shopping facilities and a good range of leisure facilities including restaurants, cinemas, the fabulous Theatre Royal, health clubs, swimming pools and golf clubs. The town caters for schooling, both in the public and private sectors and there is good access to the A14, A11(M11) and the railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross, with direct access to Cambridge and Ipswich.

DIRECTIONS

From Waitrose car park (a generally known location) proceed down Robert Boby Way to the T-junction with St Andrews Street South where you turn right and immediately right again into St Andrews Court. The flat is in the 2nd block of flats and is accessed via the communal entrance to the front.





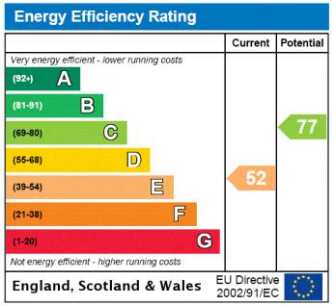






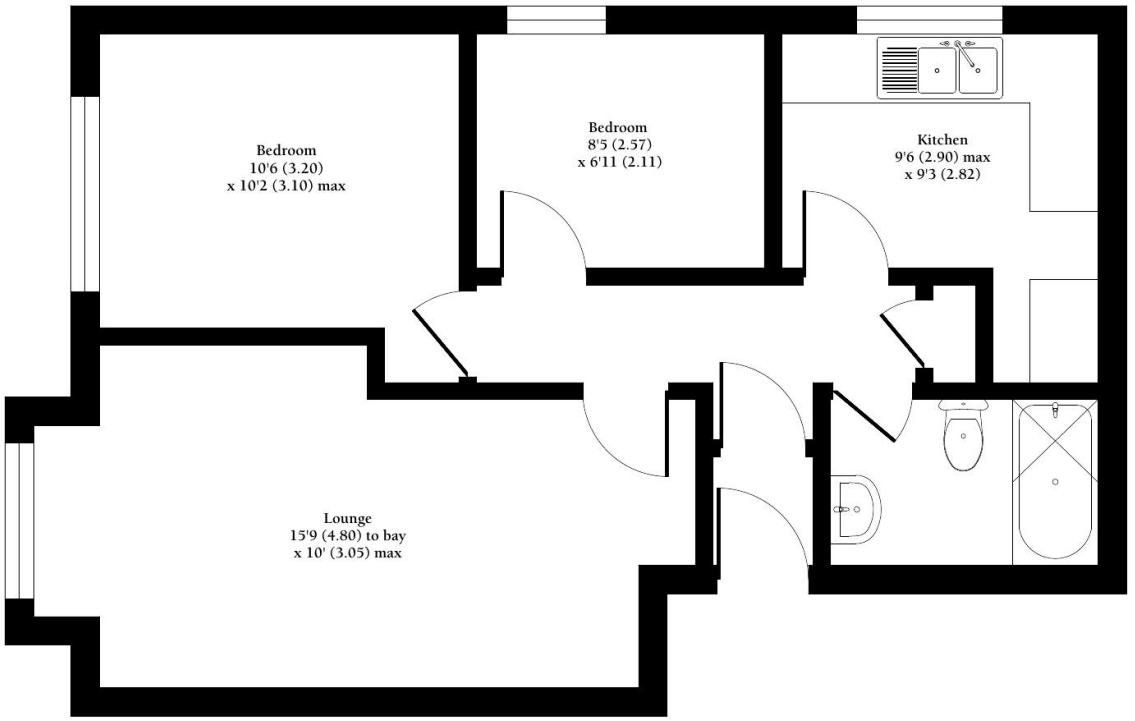
PROPERTY INFORMATION

Services Mains water, electricity and drainage.
Local Authority West Suffolk Council
Council Tax Band A
Tenure 999 year Leasehold Tenure from 2023.
Service/Management Charges £1,335/annum which includes buildings insurance.
Ground Rent £75/annum
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
Agents Note The photographs were taken during the last tenancy when the property was occupied – the property requires refurbishment throughout.



St. Andrews Court, St. Andrews Street South, Bury St. Edmunds

Approximate Area = 519 sq ft / 48.2 sq m
For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Jackson-Stops. REF: 966784

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11 Guildhall Street, Bury St Edmunds, IP33 1PR
01284 700 535
burystedmunds@jackson-stops.co.uk
jackson-stops.co.uk

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