



Robin Hood Court, Vinery Road, Bury St. Edmunds, Suffolk, IP33 2JP

**MARK · EWIN**  
BURY ST EDMUNDS

Robin Hood Court, Vinery Road, Bury St. Edmunds, Suffolk, IP33 2JP

Located within close proximity to the hospital, is this one bedroom first floor apartment.

The accommodation comprises entrance hall, sitting room, kitchen, double bedroom and bathroom. The property also benefits from a brick built store and allocated parking.

Additional Information:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: A £1,300.74 (Source West Suffolk)

Service charge: £1,180.00 per annum.

Lease Term: 999 years from 2 April 1971, 947 Years Remaining.

Services: Mains electricity, drainage and water. Heating: Electric radiators. Please note none of the services have been tested by the selling agent.



#### Directions

Proceed out of town along Out Westgate and turn left at the traffic lights onto Vinery Road. Continue along and turn left into Robin Hood Court where the property can be found marked by our For-Sale board.

#### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

**Accommodation:**

Entrance Hall

Sitting Room 17' 1" x 10' 2" (5.2m x 3.1m)

Kitchen 10' 6" x 5' 11" (3.19m x 1.8m)

Bedroom 10' 6" x 10' 6" (3.2m x 3.2m)

Bathroom 6' 11" x 5' 11" (2.1m x 1.8m)



**Additional Information:**

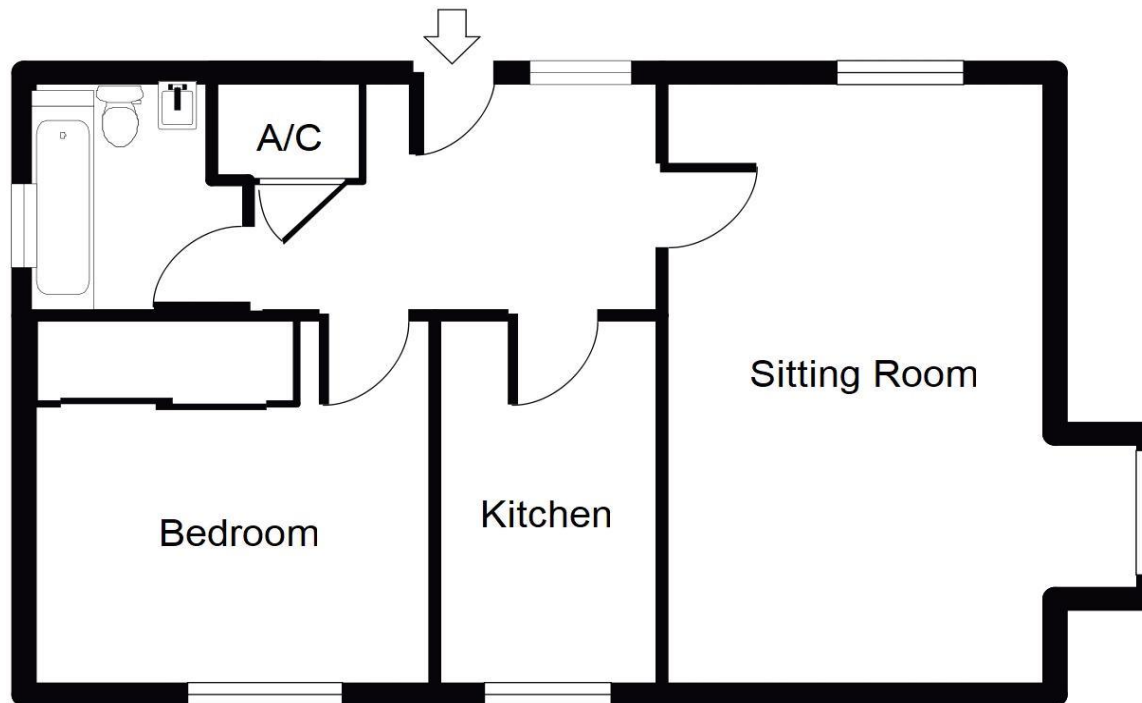
Council Tax Band: A

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Guide Price £150,000  
Leasehold





For identification only -Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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