



36 Oxlip House, Airfield Road, Bury St. Edmunds, Suffolk, IP32 7RH

MARK · EWIN
BURY ST EDMUNDS

OVER 55's APARTMENT, 75% SHARED OWNERSHIP.
A delightful, light, and bright, second floor, retirement apartment located within Oxlip House, a purpose built complex for the over 55's, complete with extra care scheme and communal facilities along with elevators to all floors.

The apartment comprises of an entrance hall, cloakroom, delightful light and bright sitting / dining room with bay window and Juliette balcony, the kitchen follows and there are two bedrooms and an en-suite shower room.

Residents share the advantage of communal lounge, laundry, hair salon, activity room and guest accommodation. Additionally, there is an on-site restaurant providing hot lunches and light suppers.

Opened in October 2010 this modern building comprises 52 one and two bedroom luxury apartments designed for independent living with the reassurance of 24-hour planned care and emergency response support from Oxlip's trained and friendly care team provided by the Order of St. John.

Please note: To qualify for this apartment, applicants will be subject to a care assessment from Oxlip House and a financial evaluation.

Tenure Leasehold

Lease Start Date 07 Jan 2011

Lease End Date 07 Jan 2136

Lease Term 125 years

Lease Term Remaining 112 years

Charges From 1st April 2023;

Service Charge - £666.99 per month for a 75% share

The service charges include the costs for the heating, water, and electricity.

Core Care Charge - £61.56 per week

Care Visits - £23.16 per hour (minimum 4hrs per week)



Directions

From Sainsburys continue along Bedingfield Way until you reach the John Banks roundabout, turn right into Skyliner Way, at the next roundabout turn left into Lady Miriam Way, take your second left into Airfield Road and Oxlip House will be located a short distance on your right hand side.

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 / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Entrance Hall

Cloakroom 8' 6" x 3' 7" (2.6m x 1.1m)

Sitting / Dining Room 12' 2" x 19' 8" (3.7m x 6m) into bay

Kitchen 10' 2" x 10' 2" (3.1m x 3.1m)

Bedroom One 14' 1" x 9' 10" (4.3m x 3m)

En-Suite 9' 2" x 5' 11" (2.8m x 1.8m)

Bedroom Two 10' 10" x 9' 2" (3.3m x 2.8m)

Additional Information:

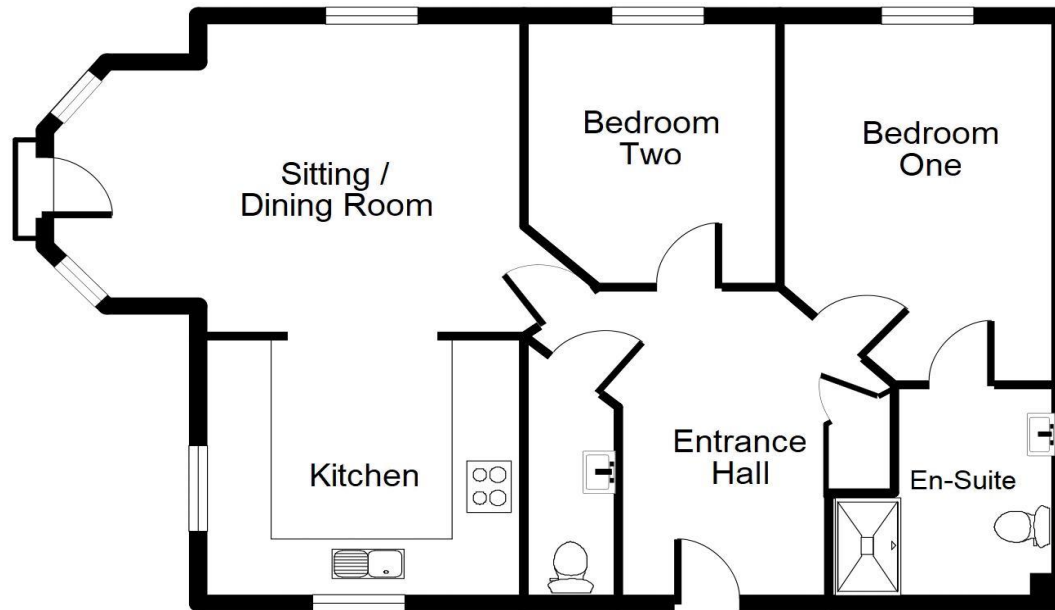
Council Tax Band: B

EPC Rating: C

Tenure: Leasehold



Guide £150,000
75% Shared Ownership
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.

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