



Mermaid Close, Bury St. Edmunds, Suffolk, IP32 6AG

MARK · EWIN
BURY ST EDMUNDS

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Bury St. Edmunds,
Suffolk, IP32 6AG

NO ONWARD CHAIN. Located within walking distance of the town centre and train station is this well presented, updated, two-bedroom first-floor apartment representing an ideal first time buy or investment purchase.

The property offers an entrance hall with useful storage cupboards. There is a good size sitting room open plan to the kitchen with plenty of space to accommodate both a sitting and dining area, the kitchen offers an array of wall and base level units with integrated oven and hob with extractor hood over and the kitchen benefits from a useful storage cupboard/pantry. There are two bedrooms one being a double and the bathroom completes the accommodation, the bathroom benefits from a shower over the bath.

Outside there are communal gardens and the property benefits from allocated parking.



Directions

Leaving town via Fornham Road, Mermaid Close will be found 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.

Accommodation:

Entrance Hall

Bathroom 5' 7" x 6' 9" (1.69m x 2.06m)

Open Plan Kitchen & Sitting Room

Kitchen Area 7' 5" x 10' 0" (2.26m x 3.06m)

Sitting Room 16' 4" x 10' 11" (4.99m x 3.33m)

Bedroom One 13' 0" x 10' 2" (3.97m x 3.09m)

Bedroom Two 9' 5" x 6' 9" (2.87m x 2.07m)

Outside

Communal Gardens

Allocated Parking

Additional Information:

Tenure: Leasehold

Service charge: £1,245 per annum.

Ground Rent: £100 per annum.

Lease Term: 125 years from 1 March 1988,
89 Years Remaining.

Services: Mains electricity, drainage and water.

Heating: Electric storage heaters. (Please note none of the
services have been tested by the selling agent.)

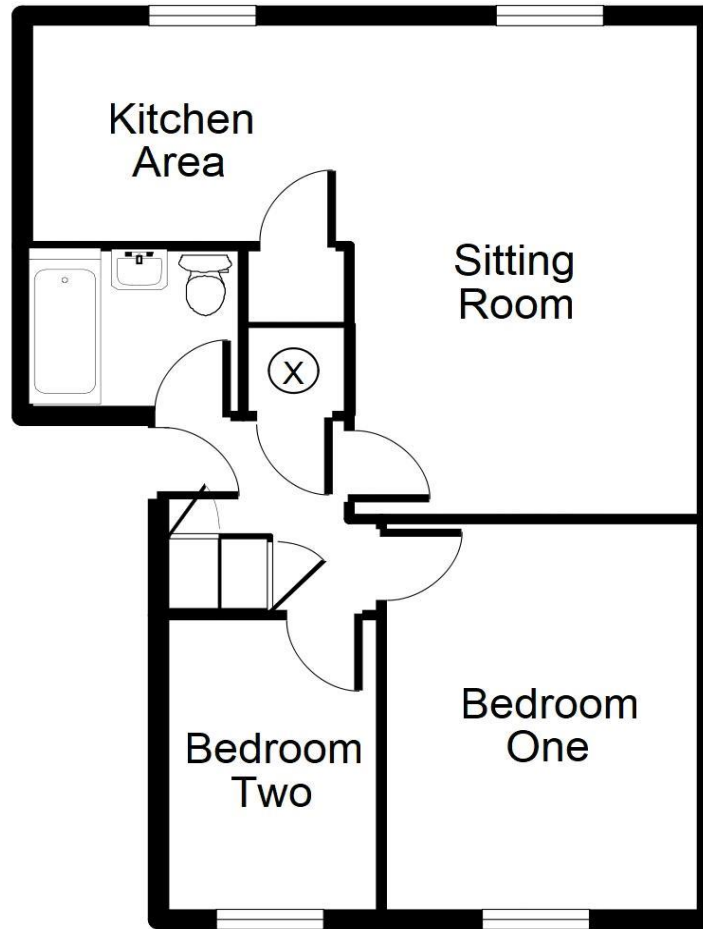
Broadband: Fibre to cabinet.

EPC Band: C

Council Tax Band: B £1,550.43 (Source West Suffolk)



Offers Over £160,000
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.

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