



**24 Houghton Way, Bury St Edmunds**

**Sheridans**



## 24 Houghton Way, Bury St Edmunds IP33 3GD

Guide Price £215,000

Welcome to this exquisite one-bedroom luxury apartment, ideally situated within a leisurely stroll from the vibrant town centre of Bury St Edmunds.

Upon entering, you are greeted by a state-of-the-art video intercom system, ensuring security and peace of mind for residents. The heart of this accommodation is the stylish kitchen, boasting integrated appliances that include a dishwasher, instant hot water tap, fridge freezer, and oven. The open plan kitchen/living reception room is a masterpiece of contemporary design, featuring French doors that lead to a small private balcony. This space is perfect for entertaining or simply enjoying the serene surroundings.

The bedroom is a haven of tranquility, complete with ample storage to accommodate the needs of a discerning resident. The luxury spa-style full bathroom suite provides a retreat for relaxation, with high-end finishes and fixtures that enhance the overall sense of opulence.

Whether you are seeking an ideal investment opportunity or a splendid home for yourself, this apartment caters to both. The property includes an allocated parking space, ensuring the utmost convenience in a bustling town centre.

With an impressive 998 years remaining on the leasehold, this residence not only offers immediate indulgence but

also a lasting investment in a lifestyle of luxury. Don't miss the chance to experience the epitome of contemporary living in Bury St Edmunds.

### Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia.

- Luxury apartment within walking distance to the town centre
- Video intercom system
- Stylish kitchen with integrated appliances
- Fabulous contemporary open plan kitchen/living reception room with french doors leading to balcony
- Bedroom with ample storage
- Luxury spa style full bathroom suite
- Ideal investment opportunity or fantastic home
- Allocated parking space
- 998 years remaining on the leasehold

Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

### Directions

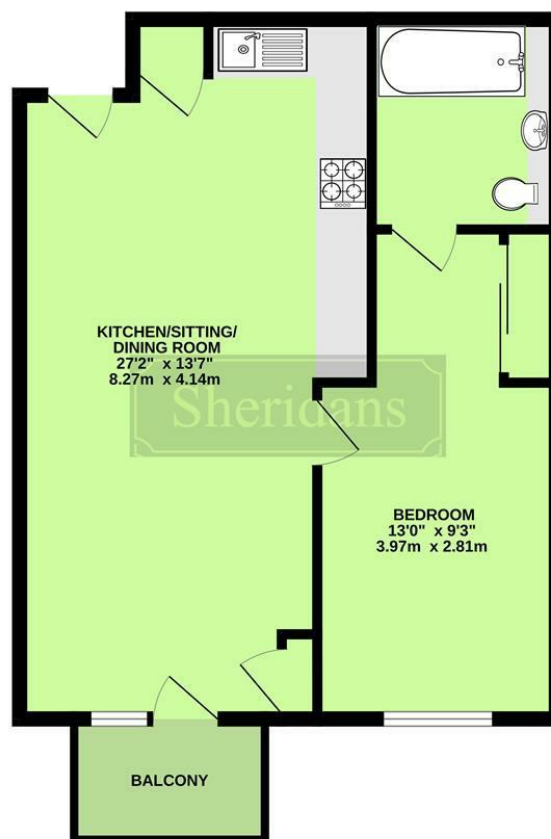
Approaching Northgate Street, at the roundabout, take the first exit onto Tayfen Road. Go through two roundabouts. Turn right onto Houghton Way and continue to the end of the road where the apartment will be found on the right-hand side.

### Services

All mains services are connected. Council tax band: B. EPC Rating: B. Leasehold.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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