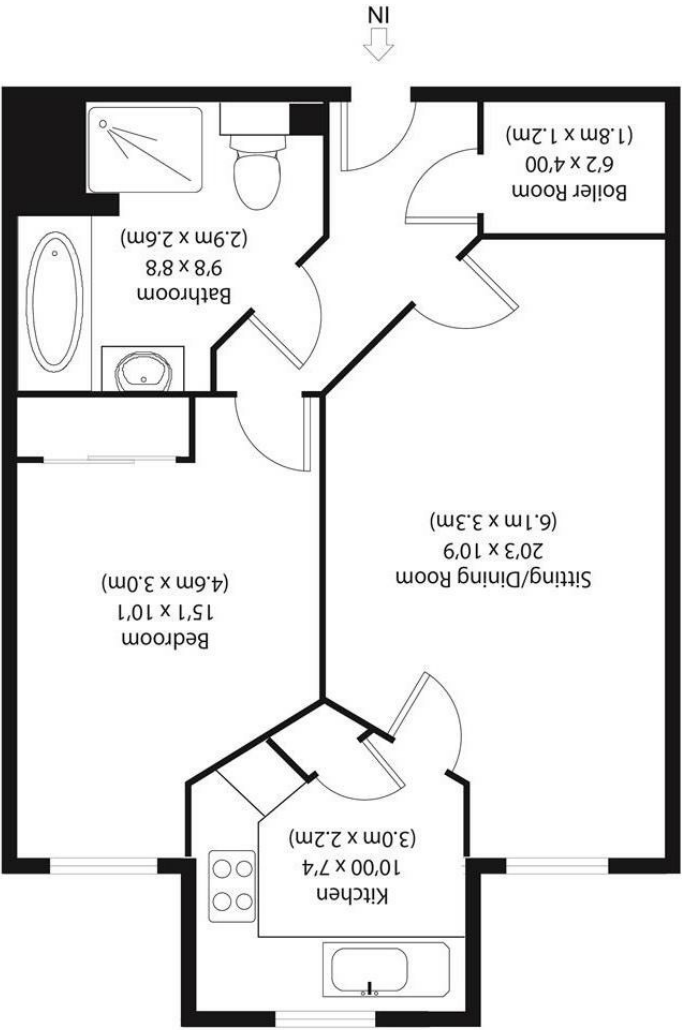


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ajphoto.co.uk

Sheridans





Cotton Lane, Bury St. Edmunds IP33 1XY

Guide Price £175,000

Cross Penny Court is an exclusive development of 56 one and two bedroom apartments built for over 70's with the benefit of care assistance through the onsite provider.

In addition to the apartment the residents can enjoy the lovely communal garden, the homeowners lounge, restaurant which is open daily for lunch, function room that is available to all homeowners and is available for private hire, guest suite that is available for visiting relatives or friends. There is a free on site laundry room as well as an on-site silver service restaurant. Also a possible parking space if available and the reassurance of the intercom and alarm system with call points in the apartment and via a pendant, if used will enable voice contact with the Estate Management Team who can provide assistance.

Assisted living is for those able to enjoy independent living but want life to be a bit easier and the reassurance of 24 hours a day assistance from on call staff in case of emergency. Additional personal care packages are also available.

Entry to the building is via an electric sliding front door activated by a personal key fob when outside, or by way of an intercom and door release when inside the apartment. The front door of this immaculately presented apartment, which has been redecorated throughout, opens into the entrance hall with doors off to the living space, bedroom, bathroom and a walk-in storage cupboard containing the electric boiler that runs the underfloor central heating and hot water. The comfortable and spacious sitting/dining room has a view over the front of the building as does the kitchen and bedroom. The kitchen is fully fitted with a range of base and eye-level units complemented by an electric hob and built-in oven/grill, plus integrated fridge/freezer. The spacious double bedroom has fitted wardrobes. The large bathroom includes a separate bath and enclosed shower space.

Outside
There are communal Gardens, gated parking with visitor spaces to the front.

Location
Cross Penny Court is conveniently situated only a stones throw from the historic Abbey Gardens and the town centre. The town, the centre of which is within easy walking distance, offers an excellent range of amenities with extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The town also benefits from a twice weekly market, a superb range of cafes, restaurants and pubs (being the home of the Green King brewery) the Theatre Royal and the wonderful Abbey Gardens, ruins and the Cathedral.

The city of Cambridge is approximately 28 miles away and offers excellent shopping and amenity facilities. There is also good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross.

Directions
From the town centre and Angel Hill, proceed straight across the traffic lights and take the next left into Cotton Lane, where the entrance to Cross Penny Court, will be found on the left-hand side.

Services
Services Mains water, drainage & electricity. Electric under floor heating. Council tax band B.

No onward chain
Leasehold info
Please contact the office (01284 700 018) for further details re service charges and ground rent.

Tenure Leasehold - The property is leasehold with a term of 125 years, which commenced in 2014. The current ground rent is payable in two 6 monthly instalments. Service charge £655 PCM.

The service charge covers the upkeep of the fabric of the building, buildings insurance (not contents cover), public liability insurance, estate management

- Well-presented prestigious retirement apartment on the 1st floor, which has been redecorated throughout
- Short walk to restaurants, shops and Abbey Gardens
- Large double bedroom
- Modern bathroom with both bath and shower separate
- Excellent central town location
- Modern kitchen
- Newly fitted luxury carpets
- Gated Parking
- No onward chain

team assistance, an hours weekly apartment domestic help allocation (more by arrangement) and the sewage and water costs . A car parking space may be available for £250 per annum.

Home owners are also permitted, subject to permission from the management company to keep a pet dog, cat or caged bird. As a condition prior to purchase, a new homeowner will be required to meet the developments estate manager to ensure they comply with the independent living and age criteria.

Agents note
The measurements are approximate and maximum due to the irregular shapes of some of the rooms and should not be relied upon.

