

DAVID
BURR

**FLAT 13, BARLEY HOUSE, MERE FARM LANE,
GREAT BARTON IP31 2QA**



Great Barton is a popular village with a post office, pre-school, primary school, public house, active village hall and church. A more comprehensive range of facilities are available in the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a main line service at Bury St Edmunds.

A stylish first floor one bedroom apartment finished to a high standard with communal gardens and parking, benefiting from a 125 year lease.

**An immaculately presented one bedroom apartment in a desirable
Suffolk village forming part of the Barley House development**

Guide £175,000

BURY ST EDMUNDS (01284) 7255255

Castle Hedingham - Clare - Leavenheath - Newmarket - Woolpit - Long Melford - London SW1

www.davidburr.co.uk

LOBBY: Entrance to apartment.

SITTING ROOM/KITCHEN: A light and airy space with triple aspect windows to front and side. Fitted with a range of complementary wall and base units. Single sink with drainer and mixer tap. Four ring induction hob and oven with extractor hood above. Integrated fridge/freezer and washer/dryer.

BEDROOM: An impressive double room accessed from the hallway with door to:

BATHROOM: Bath with rain head shower over and glass shower screen, tiled; WC and hand basin with tiled splash back. Chrome towel rail.

Outside

There is ample off-road parking for all 18 apartments at the property. The communal gardens are scheduled to be landscaped.

SERVICES: Mains water, drainage, gas and electricity are connected. Gas heating.

NOTE: None of these services have been tested by the agent.

TENURE: Leasehold with 125 year lease, annual maintenance charge £750.00 plus £200.00 ground rent.

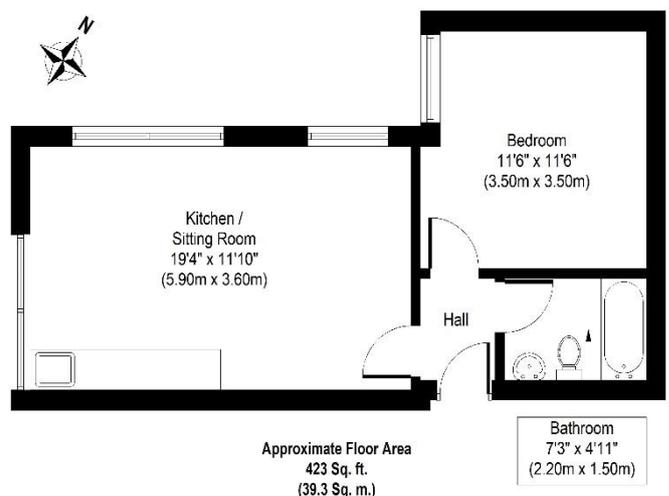
EPC RATING: C

LOCAL AUTHORITY: West Suffolk Council

VIEWING: Strictly by prior appointment only through DAVID BURR

<https://davidburr.co.uk/appointments-guidelines/>

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2020 | www.houseviz.com

BURY ST EDMUNDS (01284) 7255255

Castle Hedingham - Clare - Leavenheath - Newmarket - Woolpit - Long Melford - London SW1

www.davidburr.co.uk