

DAVID
BURR

**FLAT 8, 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 ground 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**

From £155,000

BURY ST EDMUNDS (01284) 7255255

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www.davidburr.co.uk

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LOBBY: Entrance to apartment.

SITTING ROOM: A generous room with window to rear aspect and an external door leading to the communal garden.

KITCHEN: 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 sitting room with door to:

EN SUITE 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.

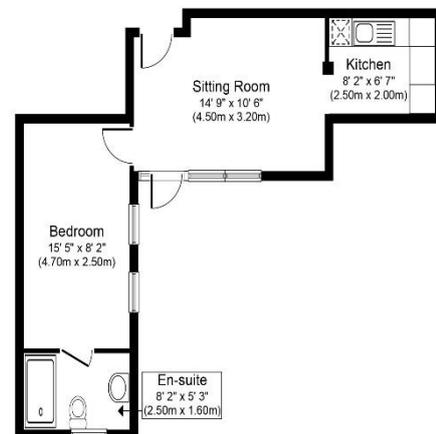
EPC RATING: C

LOCAL AUTHORITY: West Suffolk Council

VIEWING: Strictly by prior appointment only through DAVID BURR

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

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