



**39 Cobb Close
Bury St Edmunds, Suffolk**

**DAVID
BURR**

39 Cobb Close, Bury St Edmunds, Suffolk, IP32 7LG

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A delightfully presented first floor 2 double bedroom apartment offered for sale in fantastic condition with a tenant in situ. In brief the accommodation comprises a generous open plan sitting and dining area with free-flowing accommodation leading to the kitchen, 2 double bedrooms and a family bathroom. No onward chain.

A first floor two double bedroom apartment within easy reach of Bury St Edmunds town centre. Offered for sale with no onward chain and a tenant in situ.

Communal area leading to;

HALLWAY: With stairs rising to first floor and door leading to Apartment 39.

ENTRANCE HALL: With two cupboards for storage space and doors to the principal accommodation. At the end of the hall is the door to;

SITTING/DINING ROOM: With dual aspect sash windows to the side and an open plan area leading to;

KITCHEN: Fitted with a range of base and wall units and tiled splashbacks. Integrated appliances include a Beko oven with gas fired hob and extractor over as well as a stainless-steel sink with drainer and mixer tap over. The kitchen houses the gas fired boiler.

BEDROOM 1: A substantial double bedroom with sash window to side aspect overlooking the communal gardens.

BEDROOM 2: Another double bedroom with sash window to side aspect.

BATHROOM: White suite comprising W.C, handwash basin and panelled bath with shower attachment over. The bathroom benefits from floor to ceiling tiled walls.

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Outside

We understand that property benefits from a communal garden and a single allocated parking space.

AGENT'S NOTE: The property is sold subject to a tenancy.

SERVICE CHARGE: £80.00 per month.

GROUND RENT: £50.00 per annum.

LEASEHOLD: With a 999 year lease granted from 1st January 2005.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

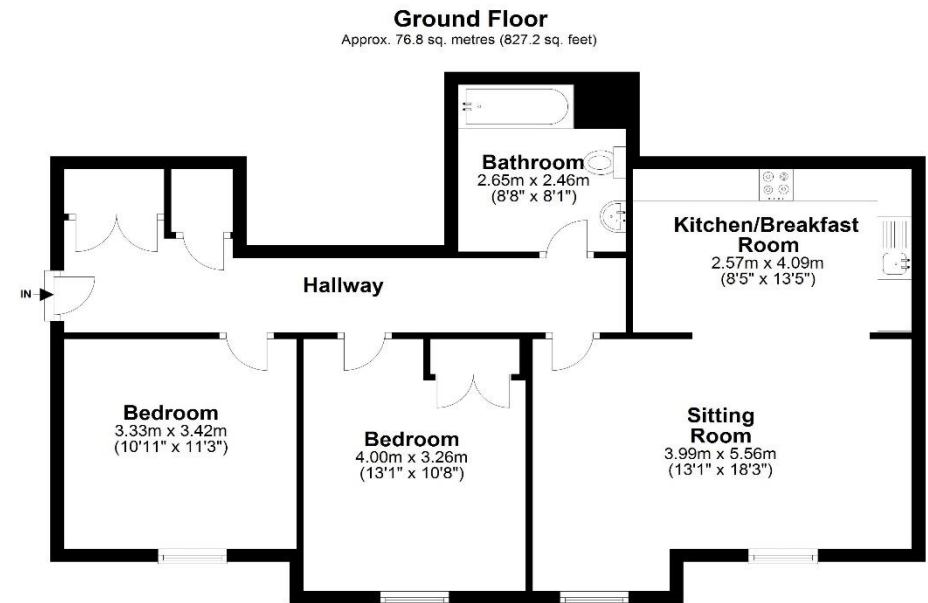
LOCAL AUTHORITY: West Suffolk Council.

EPC RATING: B

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525

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Total area: approx. 76.8 sq. metres (827.2 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

