



**2 Shirehall Apartments
Bury St Edmunds, Suffolk**

**DAVID
BURR**



2 Shirehall Apartments, Shirehall Way, Bury St Edmunds IP33 2BA

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.

An exceptional first-floor apartment occupying a prime position in Bury St Edmunds within walking distance to the Abbey Gardens and The Great Churchyard. This luxury apartment is a fine example of a well-presented purpose-built apartment spanning approximately 2400 sq ft. In brief, the apartment comprises a spacious open-plan living space, with three double bedrooms and three en-suites with a high specification kitchen/breakfast room and off-road parking.

A beautiful purpose-built luxury apartment occupying a 1st floor position, spanning approximately 2400 sq ft with off-road parking, a private lift and high specification accommodation within the Bury St Edmunds town centre.

Entrance door to;

ENTRANCE LOBBY: With controlled fob and video entry providing access to stairwell or private lift that opens directly into apartment two through inputting a private code.

RECEPTION HALL: A bright open plan space with floor to ceiling bi-fold doors leading to the Juliette balcony and views of the adjacent courtyard. Integrated ceiling speakers and a naturally airy feel.

SITTING AREA. With a continuation of oak flooring. This area is divided into sitting room and dining room each with three sets of French style double doors opening to Juliette balconies. Fitted ceiling speakers. Provision for a gas fire has been made within the chimney breast. Four hidden double power points located in the floor. Open-plan to:

KITCHEN: With ceramic tiled floor and a range of matching wall & base units with granite worktops and tiled splashback. Window to rear aspect. Pelmet and plinth lighting. Integrated appliances include double oven,

microwave, dishwasher, fridge, freezer and hob with hood over. Central island unit with additional storage.

UTILITY ROOM: With ceramic tiled flooring. Tiled splashback with matching range of additional wall and base units. Integrated appliances include washing machine and tumble dryer. Housing gas-fired boiler.

CLOAKROOM: With fully tiled floor and walls, back to wall W/C, wall-hung basin with drawer unit below and mirror above. Chrome towel rail.

AIRING CUPBOARD: With water softener and water cylinder.

PRINCIPAL BEDROOM: A grand bedroom with oak flooring. French doors with side lights opening to Juliette balcony. Fitted ceiling speakers. Fitted wardrobes. Walk-in dressing room (currently used as a study) with fitted wardrobes. Leading to;

EN SUITE: With tiled floor and walls. Comprising of wall-hung handwash basin with storage drawer below and matching storage cabinet to the side

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with mirror above. W/C, bath and large shower cubicle with sliding door and adjustable head thermostatic shower.

BEDROOM 2: An impressive double bedroom with oak flooring and window to rear. Door to;

EN SUITE: With tiled walls and floor. Comprising matching white suite with back-to-wall W/C, wall-hung basin with storage drawer below and mirror above, bath. Chrome heated towel rail.

BEDROOM 3: Another impressive double bedroom with oak flooring and French doors to a Juliette balcony. Door to;

EN SUITE: With fully tiled walls and floor. Comprising matching white suite of back-to-wall W/C, wall-hung basin with storage drawer below and mirror above, separate shower cubicle with glass door and adjustable thermostatic shower fitted. Chrome heated towel rail.

OUTSIDE: With access to bike store and bin store. Two allocated parking spaces.



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

LOCAL AUTHORITY: West Suffolk Council. Band G - £3,402.50

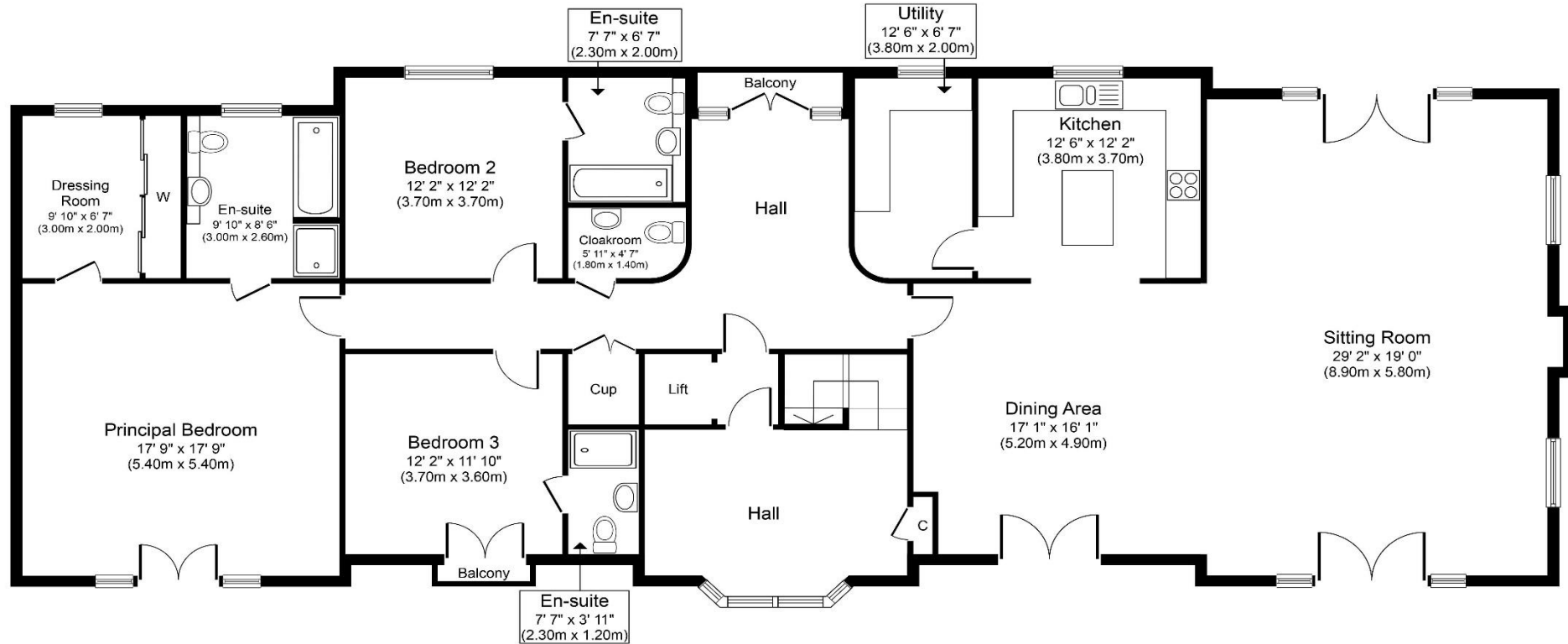
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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First Floor
Approximate Floor Area
2,449 sq. ft.
(227.5 sq. m.)

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