



Stamford Court Bury St Edmunds



Studio apartment



1 Bathroom



EPC E



Council tax - Band A

- CHAIN FREE
- STUDIO APARTMENT
- CLOSE TO TOWN CENTRE
- CLOSE TO WEST SUFFOLK HOSPITAL
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A
- EPC E
- PERFECT INVESTMENT OR FIRST TIME BUY

PRICE: £60,000

GD Estates offer to market this smartly configured CHAIN FREE studio apartment perfectly positioned above local amenities and just moments from the heart of Bury St Edmunds.

The internal accommodation comprises spacious living/bedroom space, kitchen and bathroom.

Externally, there is allocated off-road parking.

OVERVIEW:

Property Highlights:

Prime Location: Ideally situated for easy access to West Suffolk Hospital and the town centre-highly desirable for healthcare professionals and commuters.

Ready-to-Go: An excellent opportunity for first-time buyers to step onto the ladder or for investors seeking a high-yield property in a high-demand area.

Allocated Parking: Benefit from one designated off-road parking space.

Doorstep Amenities: Located directly above a range of local shops and services, providing ultimate day-to-day convenience, whilst only being a short distance from the town centre and West Suffolk Hospital.

INTERNAL ACCOMMODATION:

- **Entrance Hallway:** A welcoming entry point featuring a practical airing cupboard for additional storage and housing immersion tank.

- **Living / Bedroom Area:** A versatile, open-plan space designed to maximize natural light and offer flexible zones for both relaxation and sleeping.

- **Kitchen:** A separate, well-proportioned kitchen area equipped with functional workspace and storage.

- **Bathroom:** A dedicated bathroom serving the apartment. Three piece white suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin.

TENURE:

Leasehold

Lease Term Remaining: 99 YEARS FROM 15TH JANUARY 1981 (cash buyers preferred due to length of lease).

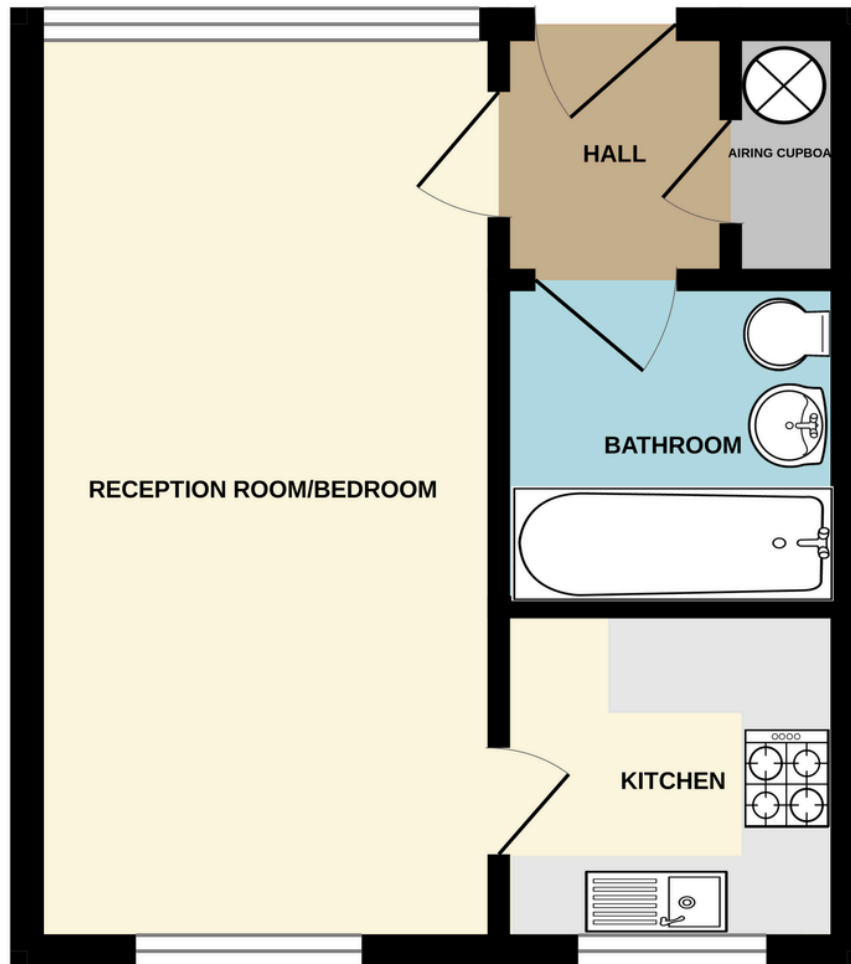
Annual Service Charge and ground rent:
Approximately £1,383.96

SERVICES:

Mains water, drainage and electric.



GROUND FLOOR



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