

Asking Price £275,000 Leasehold

1 Bedroom, Apartment - Retirement

30, Liberty Lodge Risbygate Street, Bury St Edmunds, Suffolk, IP33 3GL

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Liberty Lodge

Liberty Lodge is a beautiful collection of 49 one and two bedroom retirement apartments.
This new development is located in the historic market, cathedral town of Bury St Edmunds in Suffolk. The Lodge is situated on a quaint street that leads you directly to the town centre, with everything you could need close by.

The busy and thriving town centre is approximately a 0.1 mile walk to the start of the high street from Liberty Lodge where you'll find a selection of national and local retailers as well as gastro pubs and restaurants. In the centre of Bury St Edmunds lies the remains of an abbey, surrounded by the Abbey Gardens, which is a shrine to Saint Edmund, the Saxon King of the East Angles. People can often be seen bowling on the green in the stunning Abbey Gardens, studying the birds in the menagerie or just admiring the wonderful gardens. St Edmundsbury Cathedral, the only cathedral in Suffolk dating back to 1503 can also be seen from across the gardens.

Enjoy the best of both worlds with a wealth of leisure activities, including spas, swimming, golf, tennis and explore picturesque parks, woodlands and meadows. Bury St Edmunds is an ideal base for exploring the rest of the East of England with Newmarket just 20 minutes away, Cambridge and Ipswich 35 minutes away. Liberty Lodge has everything nearby, with ample opportunities to travel further afield if you desire.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Liberty Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Liberty Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Liberty Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

This delightful one bedroom first floor apartment is conveniently located for the lift and stairs, providing easy access within the development.

The living room offers ample space for living and dining room furniture. A window provides lots of natural light and a door leads through to the kitchen.

The kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, a fridge and frost-free freezer as well as space for a washing machine. A window provides light and ventilation.

The bedroom is a good-sized double room with a walk-in wardrobe and plenty of space for additional bedroom furniture if desired. A large window keeps this bedroom bright and airy.

The shower room offers a large walk-in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath and storage above.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 30th November 2027):
£2,854.67 per annum.

There is no Ground Rent collected at this development.

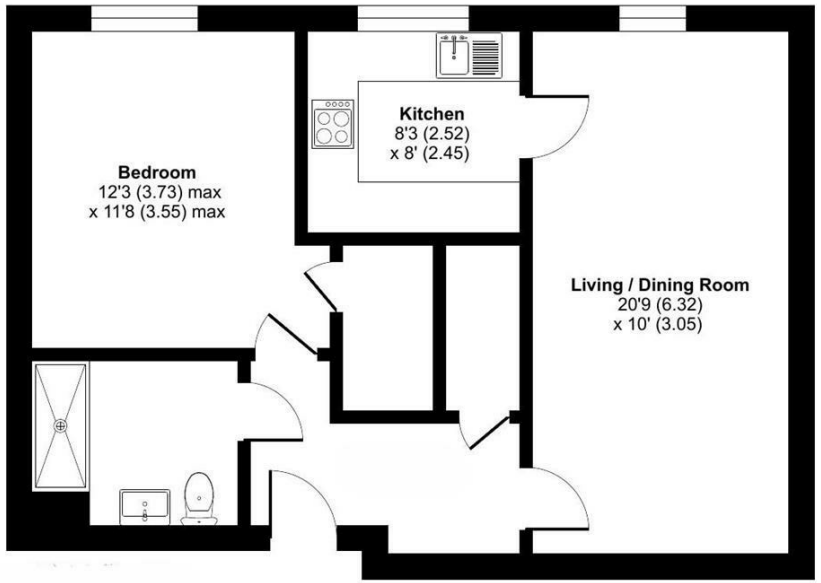
Council Tax Band B

999 year Lease commencing 2023

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 587 sq ft / 54.5 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1534603

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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