



**Flat 3 Gardiner House,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

FLAT 3 GARDINER HOUSE, BURY ST. EDMUNDS, SUFFOLK.

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 bespoke 2-bedroom apartment situated in the heart of the Bury St. Edmunds town centre within a short walk of the Medieval grid. The property has the luxury of secure gated parking providing 1 off-road parking space with provision for electric car charging. The accommodation schedule is finished to a high standard, in brief comprising 2 generous bedrooms, 2 bathrooms (1-ensuite) and a stunning open-plan kitchen/breakfast room arrangement.

NO ONWARD CHAIN.

A bespoke 2-bedroom apartment with off-road parking in the heart of the Bury St. Edmunds town centre.

Communal Area:

Secure intercom entry system provides access to the:-

RECEPTION HALL: With stairs rising to the first floor and lift access. The underground car park can also be accessed from here.

Apartment:

ENTRANCE HALL: With storage cupboard, door to:-

KITCHEN: Finished to a high standard with a range of matching wall and base units with worksurfaces over and an island/breakfast bar with hob over and storage units under. There are a range of integrated appliances and the kitchen is open plan to the:-

SITTING ROOM: Tastefully sub-divided from the kitchen, the sitting room has dual aspect windows.

BEDROOM 1: A substantial double bedroom with dual aspect windows and walk-in wardrobe area with a range of fitted units and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and shower.

BEDROOM 2: Double bedroom with window to front and integrated wardrobe.

BATHROOM: With white suite comprising WC, hand wash basin and bath with shower attachment over.

FLAT 3 GARDINER HOUSE, BURY ST. EDMUNDS, SUFFOLK.

AGENTS NOTES: The property is leasehold with a lease until 30th January 2145. **Service charge:** apportioned annually but believed to be in the region of £2,600 per annum. **Ground rent:** £250 per annum.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** C - £1,942.11 – 2025/26.

EPC RATING: B.

PROPERTY POSTCODE: IP33 1HF

TENURE: Leasehold.

CONSTRUCTION TYPE:

COMMUNICATION SERVICES: **Broadband Speed:** Up to 1800 Mbps (source Ofcom).

Mobile Coverage: Three and Vodafone – good outdoor and in-home. EE and 02 – good outdoor, variable in-home. (source Ofcom).

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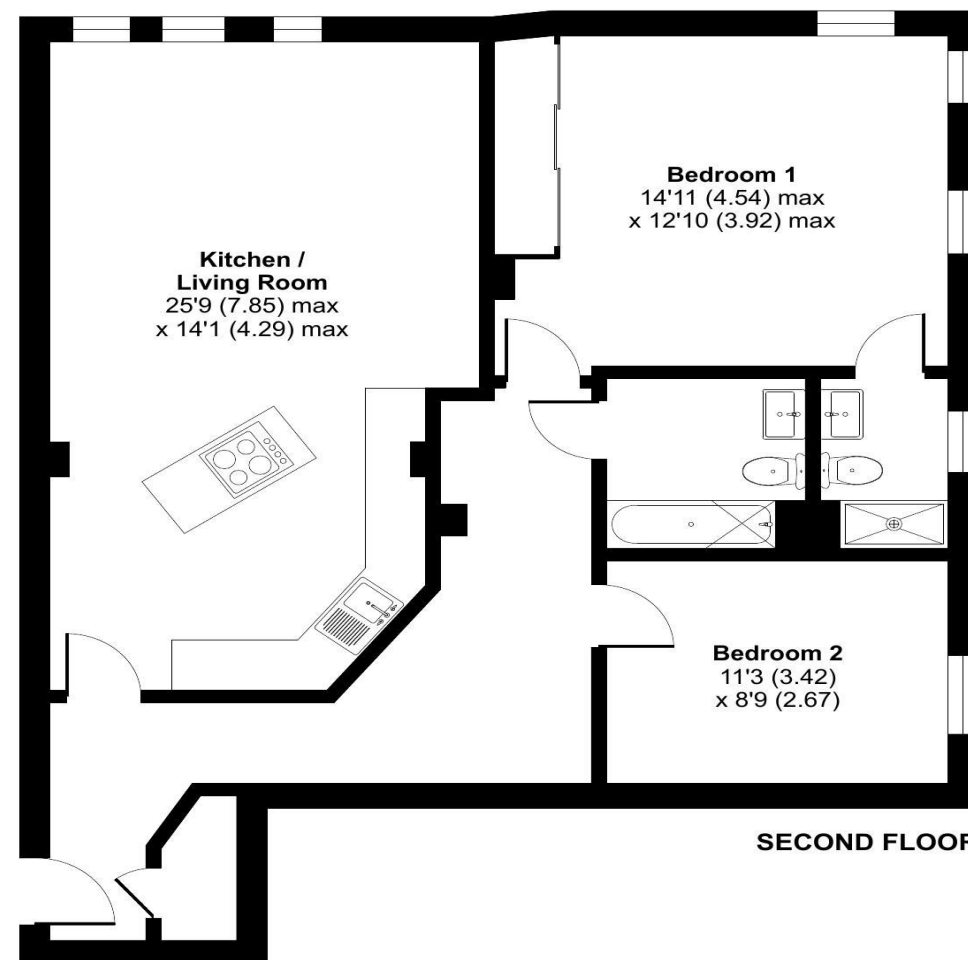
WHAT3WORDS: ///clip.honey.convinced.

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

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Gardiner House, Looms Lane, Bury St. Edmunds, IP33

Approximate Area = 901 sq ft / 83.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David Burr Ltd. REF: 1509447

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

