Hatter Street, Bury St. Edmunds

Sheridans

Hatter Street, Bury St. Edmunds IP33 1NE

Guide Price £450,000

A generously proportioned, well-presented and fully air-conditioned two-bedroom apartment, occupying a highly convenient and desired town centre position just moments from the amenities of Bury St Edmunds. Offering well-balanced accommodation, the property combines spacious reception areas with practical living, ideal for both everyday comfort and entertaining.

The accommodation is arranged over nearly 1300sq ft and is accessed via a communal entrance from Langton Place, where stairs rise to the first floor, leading to the entrance door. A good sized hallway has doors off and has useful storage abundant hanging space.
The sitting room is a particularly impressive space, being both bright, welcoming and well proportioned with good ceiling heights Double doors lead to a small balcony, with space for a number of potted plants. The dining room is another well proportioned space ideal for formal dining and entertaining. The kitchen is situated just off the dining room and is fitted with a range of good quality units, providing ample worktop and storage space and is fitted with premium appliances.

A useful and well-sized utility room adds further practicality, with additional space for appliances and an airing cupboard provides additional storage.

The principal bedroom is a generously sized room and is flooded with natural light and it benefits from an adjoining dressing room, creating an excellent suite arrangement. It enjoys a newly fitted ensuite shower room, which is a good size and has underfloor heating. A second double bedroom offers further flexibility, which is another bright and airy space. A main bathroom also enjoys underfloor heating and that completes the accommodation.

Outside
The property enjoys a single parking space, accessed from Whiting Street through security gates into a private car park. One space has been allocated to the property. On street permits are also available to purchase.

The property forms part of an attractive and well-maintained development set within an enclosed courtyard setting. Access is via an archway from Langton Place, providing a tucked-away position despite its central location.

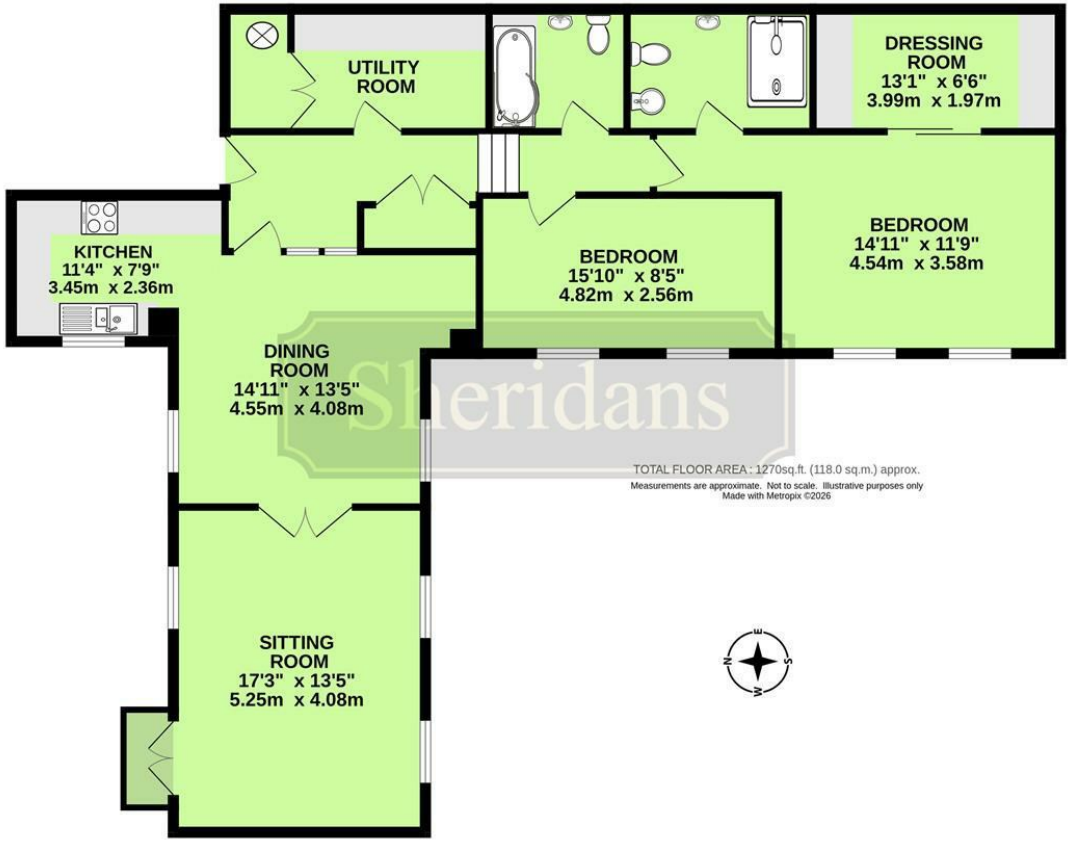
Location
Conveniently located within the historic medieval grid in the heart of the town. The house is within a stones throw of everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and café culture of the town centre. It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally. for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions
Langton Place is a high end development which connects the streets of Hatter and Whiting in the town centre. When leaving Sheridans office turn right, walk a short distance and the entrance door to the apartment can be found on the left hand side.

Services
Mains electric, water and drains are connected. Electric radiators. Fully air-conditioned with underfloor heating in the bathrooms.
Council West Suffolk Tax Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low Risk (Source Gov.uk)
LEASEHOLD: starting lease 125 years, with 107 years remaining.
Management charges: £200 ground rent per annum. £350 service charge per month.

Agents Note
In accordance with the 1979 estate agents act we confirm that that there is a family connection with an employee of Sheridans and the vendor of this property.

- Unique two bedroomed town centre apartment
- Impressive sitting room with juliet balcony
- Light, bright and spacious accommodation
- Close to all town centre amenities
- Secure, gated parking space
- Fully air-conditioned with underfloor heating in the bathrooms
- Offered to market with no onward chain
- Two bathrooms and separate utility room
- Tucked away in a very quiet central location
- Telephone entry system



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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The Property Ombudsman

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