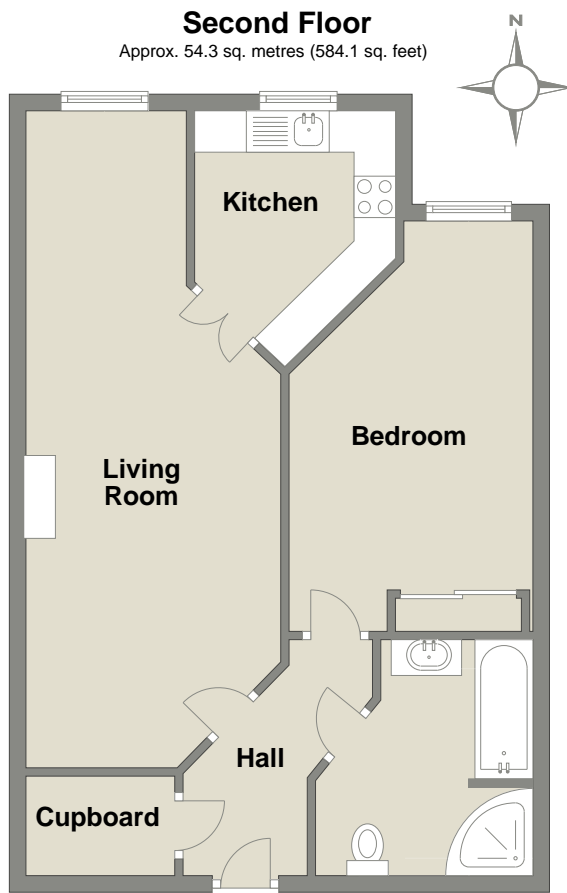





33 Cross Penny Court, Cotton Lane, Bury St Edmunds, IP33 1XY

Cross Penny Court is located on both Northgate Street and Cotton Lane in Bury St Edmunds, providing 56 purpose-built assisted living retirement apartments exclusively for the over 70s. In addition to stylish, low-maintenance properties, Cross Penny Court benefits from communal facilities, including a table service restaurant and homeowners' lounge, plus personal care, domestic assistance and other support services, all in a safe and secure environment that offers peace of mind and continued independence in a property they continue to own. Staff will be on site 24 hours a day and can be called in an instant courtesy of the 24-hour emergency call system.

No. 33 is situated on the second level directly opposite the lift.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 54.3 sq. metres (584.1 sq. feet)

For identification purposes only. Not to scale.
Copyright Bedfords 2019
Plan produced using PlanUp.

ENTRANCE HALL with a large walk-in storage cupboard measuring 6' x 3'11" housing utilities and boiler.

LIVING ROOM 26 x 11'7" reducing to 6'6" overlooking the garden area to the side.

KITCHEN 8'x10 max, an irregular shaped room fitted with a range of base and eye-level storage units with integrated appliances to include fridge, freezer, dishwasher and 4-ring cooker and oven.

BEDROOM 16'3 x 9'8" max, once again with fabulous views over the town, and large fitted double wardrobe.

BATHROOM A spacious high-quality bathroom with white suite comprising panelled bath separate wet room-style shower area, low-level WC and pedestal wash hand basin.

Services

Mains electricity, water and drainage, electric and underfloor heating.

Lease information

116 years remaining of a 125-year lease from new in 2014.

Ground Rent - £435 per annum

Service Charge - £691.38 PCM – Includes 1 hour housekeeping per week.

Guide: £195,000 LEASEHOLD



IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment. Tel: (01284) 769999. www.bedfords.co.uk
15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

