

DRAFT DETAILS
26 SHILLITOE CLOSE
BURY ST. EDMUNDS
IP33 3DU

Coakley & Theaker (OH) present: An established spacious first-floor flat, on the western side of the town centre. Balcony Landing, Hall, Lounge/Dining Room, Kitchen, Double Bedroom, Bathroom, Communal Gardens, Resident's Communal & Permit Parking, **IDEAL FTB/RETIREMENT/INVESTMENT PURCHASE, NO CHAIN, VIEW ASAP.**



2141

Price Guide £130,000

**** NO STAMP-DUTY ****

EXTERNAL STAIRCASE, BALCONY LANDING, HALL, LOUNGE/DINING ROOM, KITCHEN, DOUBLE BEDROOM, BATHROOM, COMMUNAL GARDENS, RESIDENT'S COMMUNAL & PERMIT PARKING, GAS FIRED RADIATOR HEATING, SEALED UNIT DOUBLE GLAZING, IDEAL FIRST-TIME/RETIREMENT/INVESTMENT PURCHASE, NO CHAIN, CONVENIENT FOR TOWN CENTRE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
01284 769691 • 01449 737706
info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



DIRECTIONS : From Bury St Edmunds town centre, proceed up Kings Road, crossing over Parkway into the second portion of Kings Road. Continue along towards the end, and take the third left turning into Shillitoe Close. Proceed along and the property is located on the right, overlooking the area of green, with the entrance located at the rear, and approached via an external staircase. The flat is located at the end of the balcony landing on the left.

HALL : Approached via a part glazed sealed unit entrance door. Two built-in storage cupboards, radiator.

LOUNGE/DINING ROOM : 4.52m (14'10") x 3.23m (10'7") red to 2.64m (8'8")
Ornamental fireplace surround with inset electric fire, TV point, telephone point, built-in airing cupboard housing gas combination boiler, radiator, sealed unit window to front.

KITCHEN : 2.77m (9'1") x 2.16m (7'1") Range of base and wall mounted units, work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, electric cooker point, plumbing for washing machine, space for fridge/freezer, radiator, sealed unit window to rear.

BEDROOM : 3.51m (11'6") x 3.23m (10'7") Radiator, sealed unit window to front.

BATHROOM : 2.16m (7'1") x 1.65m (5'5") White suite comprising enamel bath, pedestal wash basin, wc, tiled splashbacks, extractor fan, radiator, sealed unit frosted window to rear.

OUTSIDE : To the front, the property overlooks an area of green. To the rear there are resident's communal gardens, which are enclosed by fencing and laid to lawn, with borders and a communal drying area. There is a communal resident's parking area and permit parking on the roads nearby.

TENURE : LEASEHOLD: We understand that the property has the remainder of a 125 year lease, which commenced on 18th November 2013.

We understand from the vendors that there is currently a Maintenance/Service Charge of £278.61 for the year, 1st April 2020 - 31st March 2021, which includes buildings insurance.

We understand that the current Ground Rent is £10.00 for the year.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





Energy Performance Certificate



26, Shillitoe Close, BURY ST. EDMUNDS, IP33 3DU

Dwelling type: Top-floor flat
 Date of assessment: 27 August 2013
 Date of certificate: 28 August 2013
 Reference number: 0017-2833-7183-9127-1531
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 44 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

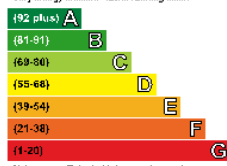
Estimated energy costs of dwelling for 3 years: £ 1,155

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	Not applicable
Heating	£ 846 over 3 years	£ 846 over 3 years	
Hot Water	£ 207 over 3 years	£ 207 over 3 years	
Totals	£ 1,155	£ 1,155	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.