



Jackson & Co



## Trinity Mews

Bury St. Edmunds, IP33 3AT

Guide Price £165,000

**\*\*Investment purchase only\*\*** Ground floor apartment situated in the heart of Bury St Edmunds. This two-bedroom home has undergone redecoration and boasts a modern updated kitchen, generous living spaces, and a large master bedroom with a walk-in wardrobe.



# Property Features

- Updated kitchen with modern appliances
- Allocated parking plus visitor parking available
- Spacious accommodation throughout
- Located close to town centre and train station for excellent connectivity
- Large master bedroom featuring a walk-in wardrobe
- Updated uPVC double glazing

## Full Description

### FULL DESCRIPTION

**\*\*Investment purchase only\*\*** Ground floor apartment situated in the heart of Bury St Edmunds. This two-bedroom home has undergone redecoration and boasts a modern updated kitchen, generous living spaces, and a large master bedroom with a walk-in wardrobe.

Nestled in a prime location, this apartment is just a stone's throw from the town centre and the train station, ensuring quick access to local amenities and transport links. The communal grounds enhance the appeal of the property, providing inviting outdoor space to enjoy.

The layout of the apartment welcomes you with a spacious hall that leads into a well-appointed bathroom and two comfortable bedrooms. There is a spacious living room that connects to the updated kitchen which is a true highlight,

equipped with modern fixtures and finishes.

Externally, residents can enjoy beautifully maintained communal grounds that feature grassy areas and shrubs. The property also includes essential amenities such as bin storage, bike storage, and allocated parking, along with additional visitor parking for guests.

### MEASUREMENTS:

Bathroom - 2.20m x 1.82m  
Master Bedroom - 3.55m x 2.87m  
Bedroom Two - 2.46m x 1.98m  
Living Room - 4.07m x 3.22m  
Kitchen - 1.80m x 3.21m

Local Authority: West Suffolk

Council Tax Band: B

Services: Mains Electric and Water

Lease information: Lease length - Circa 89 years remaining,

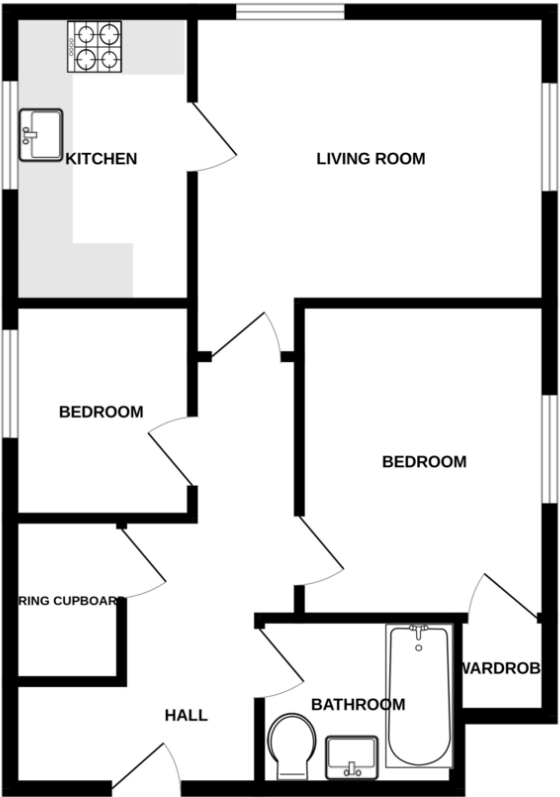
Maintenance charge - £945 PA, Ground rent - £150 PA







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		