

THE OLD  
**POST**  
OFFICE

**Bedfords**

ESTABLISHED 1966



## Experience luxury, vibrant, town centre living

Located in the epicentre of Bury St Edmunds, The Old Post Office has been re-imagined into 12 modern, new, highly individual apartments.

Only a short walk from all the independent shops, cafés and restaurants the town is famed for, these luxury apartments provide town centre living at its most convenient.

With the Abbey Gardens on the doorstep and the beautiful Suffolk countryside within biking distance, you can have the best of both, the vibrant town centre, and the peaceful rural setting beyond.

Easy access to London, Norwich and Cambridge is provided by train or car, which means Bury St Edmunds is perfectly located within the county for any commute.

THE OLD  
**POST**  
OFFICE

## 12 FIRST CLASS APARTMENTS

17 - 18 Cornhill  
Bury St Edmunds  
Suffolk IP33 1DR

4 & 9 Bedroom

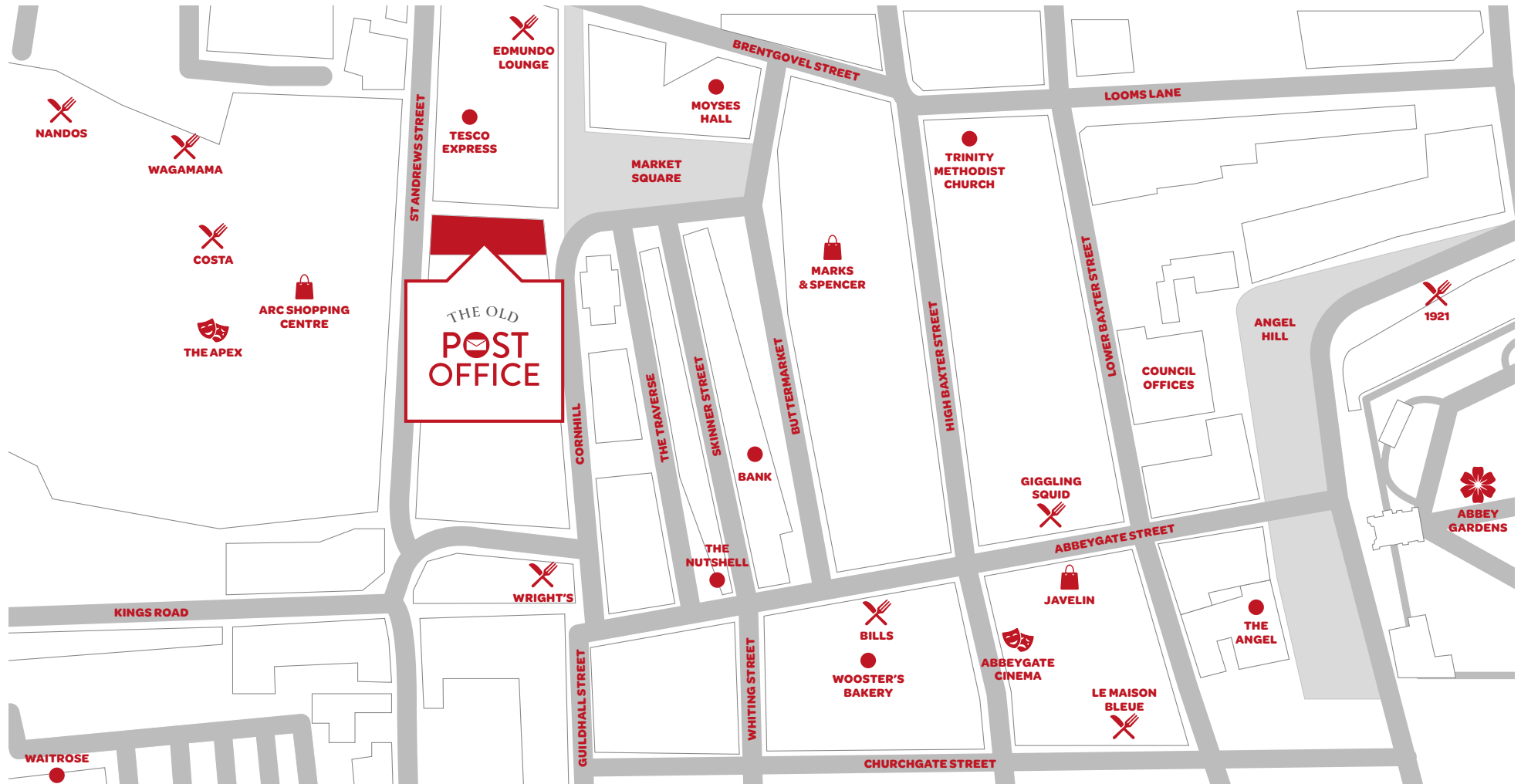


1 & 6 Living Room



5 & 10 Living Room





**LONDON**  
1 hr 40 minutes

**IPSWICH**  
30 minutes

**CAMBRIDGE**  
45 minutes



**SUDBURY**  
17.5 miles

**IPSWICH**  
25 miles

**CAMBRIDGE**  
25 miles



**WAITROSE**  
5 minutes

**ABBEY GARDENS**  
7 minutes

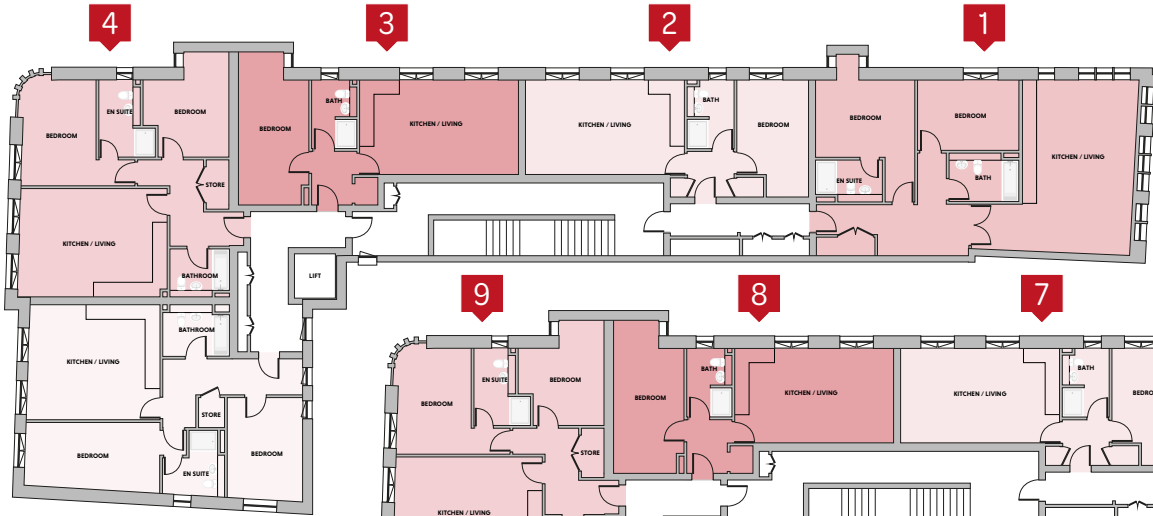
**THEATRE ROYAL**  
10 minutes



**NOWTON PARK**  
10 minutes

**ICKWORTH PARK**  
13 minutes

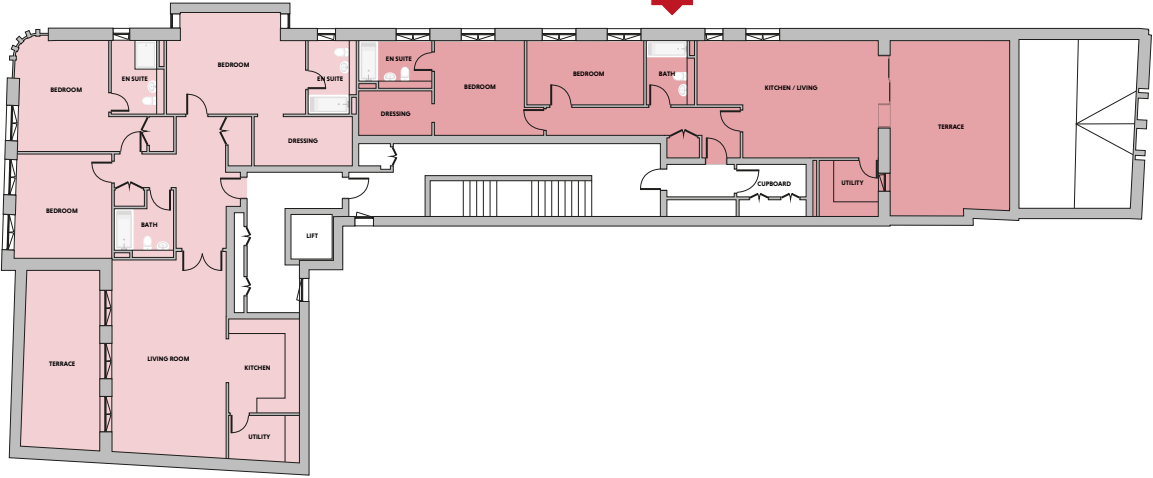
**TRAIN STATION**  
5 minutes



First Floor



Second Floor



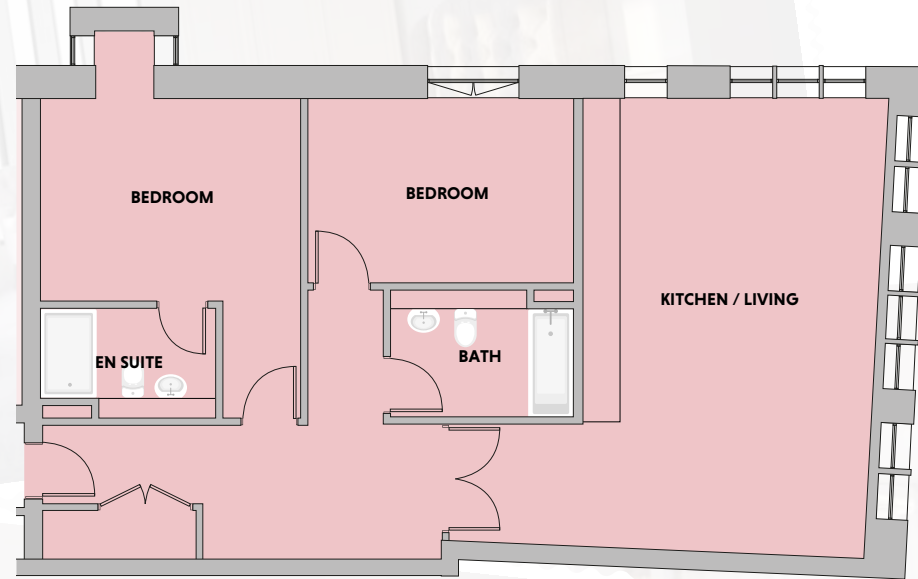
Third Floor

12



# Apartments

## 1 & 6



### Apartment 1

(First Floor)

£379,950

&

### Apartment 6

(Second Floor)

£389,950

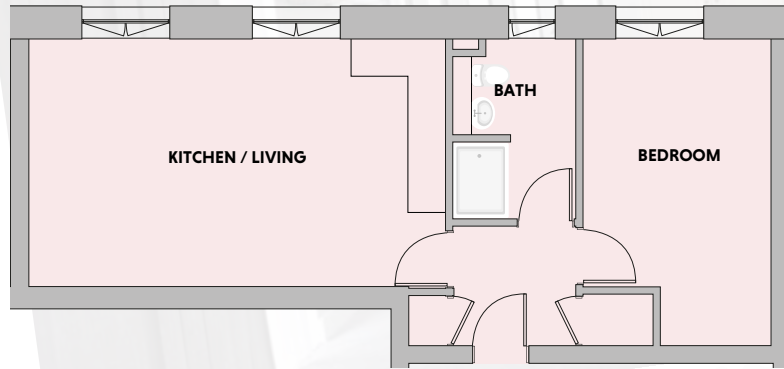
APPROX. 990 FT<sup>2</sup>

KITCHEN / LIVING .....	23'6" x 16'4"
BEDROOM 1 .....	13'6" x 10'9"
EN SUITE SHOWER .....	
BEDROOM 2 .....	14' x 9'9"
BATHROOM .....	

Measurements are taken from architect drawings and may vary from +/- 3 inches and should not be relied upon.

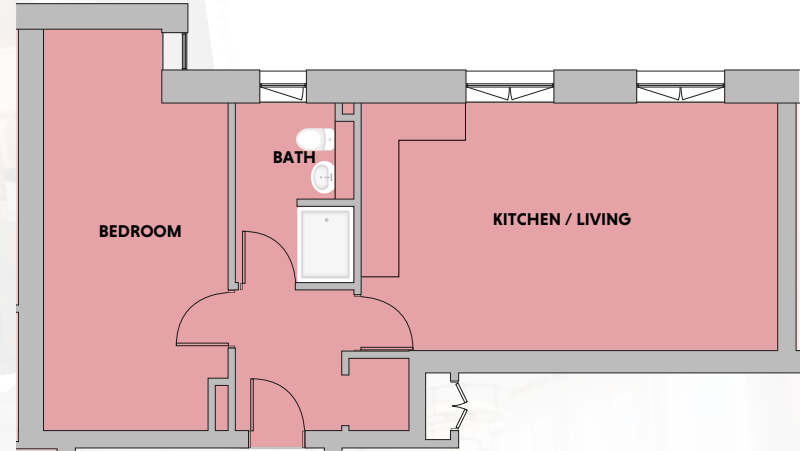
## Apartments

**2 & 7**



## Apartments

**3 & 8**



**Apartment 2** & **Apartment 7**  
(First Floor) & (Second Floor)

**£184,950**

**£189,950**

**APPROX. 550 FT<sup>2</sup>**

**KITCHEN / LIVING** ..... 21'6" x 13'

**BEDROOM** ..... 16' x 9'9" (max)

**SHOWER ROOM** .....

**Apartment 3** & **Apartment 8**  
(First Floor) & (Second Floor)

**£189,950**

**£194,950**

**APPROX. 580 FT<sup>2</sup>**

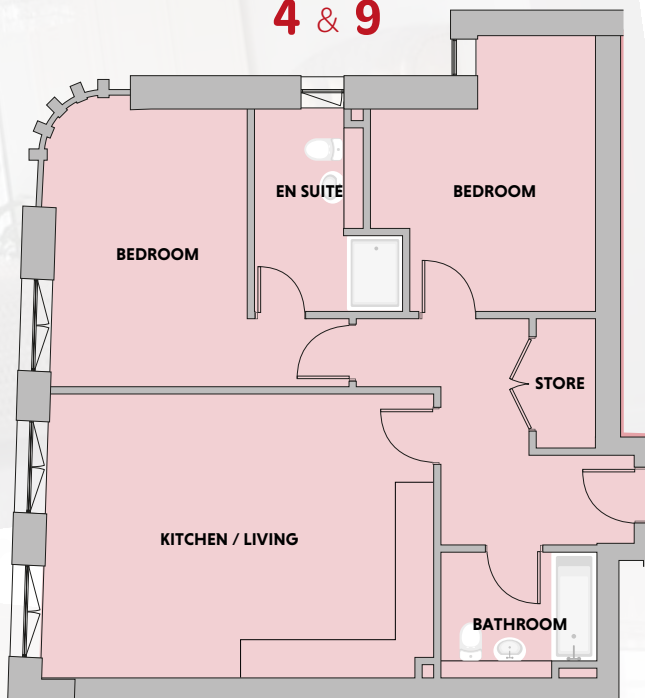
**KITCHEN / LIVING** ..... 21'9" x 13'

**BEDROOM** ..... 21' x 9'9" (max)

**SHOWER ROOM** .....

# Apartments

## 4 & 9



**Apartment 4**

*(First Floor)*

**£344,950**

&

**Apartment 9**

*(Second Floor)*

**£349,950**

**APPROX. 870 FT<sup>2</sup>**

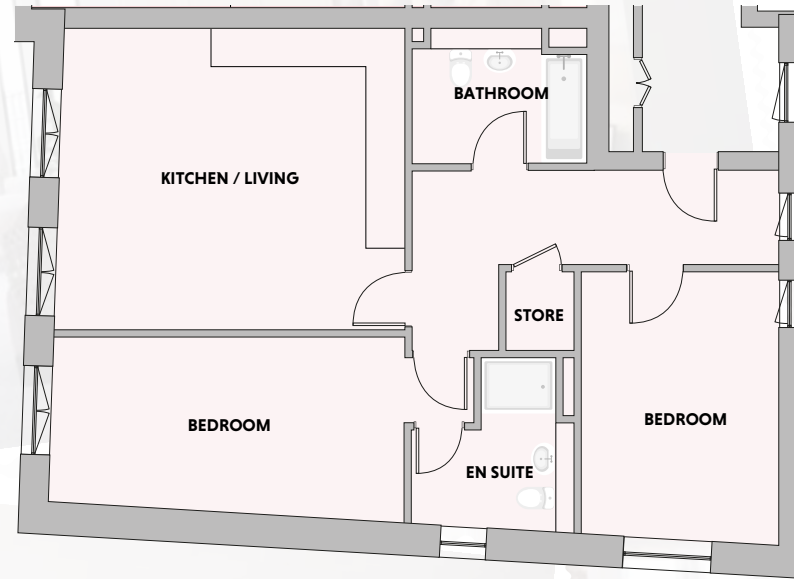
KITCHEN / LIVING .....	21'6" x 14'9"
BEDROOM 1 .....	14'9" x 10'4"
EN SUITE SHOWER .....	
BEDROOM 2 .....	14'3" x 9'9" (max)
BATHROOM .....	

Measurements are taken from architect drawings and may vary from +/- 3 inches and should not be relied upon.



# Apartments

## 5 & 10



### Apartment 5

(First Floor)

£329,950

&

### Apartment 10

(Second Floor)

£334,950

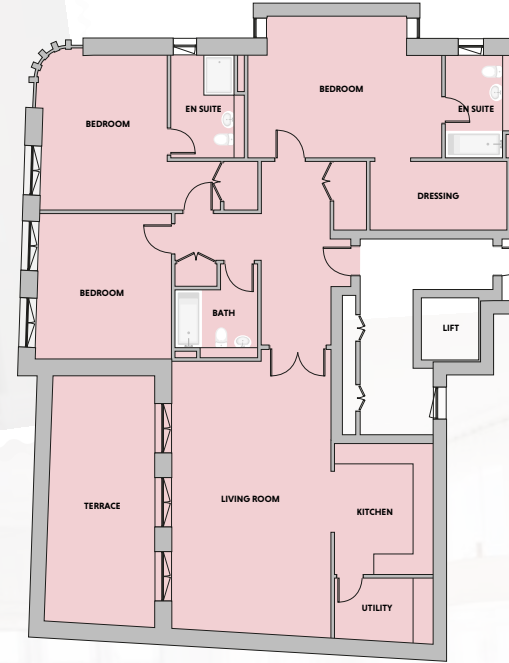
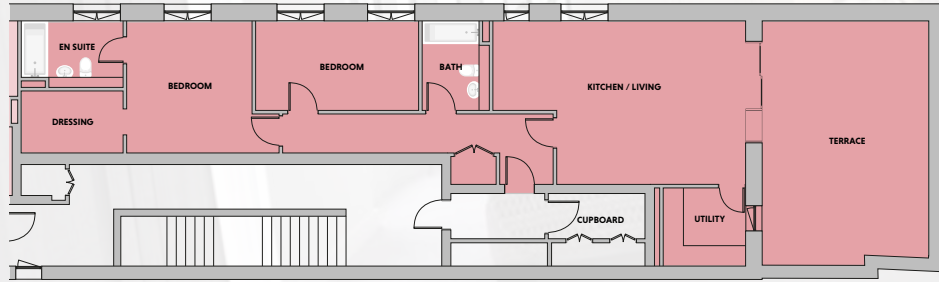
APPROX. 885 FT<sup>2</sup>

KITCHEN / LIVING .....	17'9" x 15'9"
BEDROOM 1 .....	18'3" x 9'3"
EN SUITE SHOWER .....	
BEDROOM 2 .....	14' x 10'3"
BATHROOM .....	

Measurements are taken from architect drawings and may vary from +/- 3 inches and should not be relied upon.

# Apartments

## 11 & 12



### Apartment 11

(Third Floor)

£500,000

APPROX. 1060 FT<sup>2</sup>

KITCHEN / LIVING	24'3" x 16' (max)	BEDROOM 2	15'9" x 8'10"
UTILITY	9' x 7'6"	BATHROOM	
BEDROOM 1	13' x 12'3"	TERRACE	
DRESSING AREA	10' x 6'		
EN SUITE SHOWER			

### Apartment 12

(Third Floor)

£750,000

APPROX. 1800 FT<sup>2</sup>

LIVING ROOM	26'7" x 15'6"	BEDROOM 2	15'3" x 12'
KITCHEN	12'9" x 9'6"	EN SUITE BATHROOM	
UTILITY	9'6" x 6'	BEDROOM 3	14'2" x 13'
BEDROOM 1	19' 13'9" (max)	BATHROOM	
DRESSING AREA	13'6" x 6'9"	TERRACE	
EN SUITE SHOWER			

Measurements are taken from architect drawings and may vary from +/- 3 inches and should not be relied upon.

## **KITCHEN**

Individual modern gloss kitchens with worktops and upstands  
Zanussi integrated oven, induction hob and extractor hood (flats 11 & 12 - Bosch)  
Integrated dishwasher and fridge/freezer

## **EN SUITES AND BATHROOMS**

Contemporary white sanitary ware with chrome fittings  
Extensively tiled bathrooms  
Heated ladder towel rails

## **INTERNAL FINISHES**

White painted ceilings and neutral emulsions to walls  
White satin paint to all woodwork  
'Pre-finished' doors with brushed-steel ironmongery

## **FLOORING**

Luxury Karndean to living spaces, hallway and wet areas  
Carpet to bedrooms

## **HEATING**

Insulation and reduced heat-loss standards that meet or exceed  
the latest Building Regulations targets  
Radiators via a central system by airsource heat pumps  
and photovoltaic panels metered by usage

## **ELECTRICAL**

LED downlights throughout complemented by pendants  
TV points to all principal rooms  
BT points to all principal rooms  
Fibre-enabled  
Smoke alarms, with heat alarm to kitchen  
Security video entry system  
Lift to all floors

## **EXTERNAL**

Powder-coated aluminium triple-glazed windows  
Multi-locking front and patio doors (where fitted)  
Outside lighting to terrace (flats 11 & 12)  
Bike store

## **PARKING**

A parking permit is available for the Cattle Market/Arc car park, currently £1095pa

## **SERVICES**

Mains electricity, water and drainage  
10 year LABC Warranty

## **CHARGES**

125 year lease  
Peppercorn ground rent  
Service charge to be agreed, proportional to size of apartment  
£1000 reservation fee

## **IMPORTANT NOTICE:**

To make the lawyers happy – whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors or their agents or any persons in their employ has any authority to take or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development or any part thereof. All measurements indicated in the plans have been taken from architect's plans and may differ from the finished build. The computer-generated images are created from plan and are indicative only of how the complete building will appear. The company employs a policy of continuous improvement, and it reserves the right to alter or amend the specification as necessary and without prior notice. If you have read up to this point then you obviously have a keen eye for detail, which is probably part of the reason you will appreciate The Old Post Office.

**COMPLETION IS DUE FOR EARLY 2023**



The Post Office building was part of the Bell Buildings when originally built in 1886 by Everett and Sons of Colchester following the design by Sir Henry Turner, Architect, originally for Ironmonger, David Thomas on the site of the old Bell Hotel. The right-hand part of the building was demolished in the 1960s whilst retaining the passageway now known as Market Thoroughfare.

# Bedfords

ESTABLISHED 1966

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