



Flat 4, 37 Churchgate Street, Bury St Edmunds, IP33 1RD

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ESTABLISHED 1966

Flat 4 37 Churchgate Street Bury St Edmunds IP33 1RD

- Cambridge - 28 miles
- Stansted Airport - 50 miles
- Newmarket Race Course - 18 miles
- Lavenham - 11.3 miles

COMMUNAL ENTRANCE HALL | ENTRANCE HALL | CLOAKROOM | KITCHEN/LIVING ROOM | 2 BEDROOMS | 2 EN SUITES | ROOFTOP ENTERTAINING TERRACE | CELLAR STORAGE

One of four superb Grade II listed apartments formed from the conversion of the former Masonic Hall. Situated prominently within the town centre opposite the Cathedral and Norman Tower, the apartment enjoys unrivalled views and is filled with light.

The front door with video entry phone leads to the communal entrance hall, giving access to the apartment via a central staircase to the second floor.

The apartment's entrance hall has a large storage cupboard and oak floor leading through to the accommodation. There is access to loft space which is boarded and has an integrated ladder.

A contemporary open-plan living space with fabulous views over Chequer Square and towards St Mary's Church, with oak flooring, is vaulted with exposed original timbers. The extensively fitted kitchen has a range of modern wall and base units with a polished granite work surface, inset stainless-steel sink, integrated washing machine, dishwasher, water softener, fridge freezer, wine fridge and dual ovens. The large central island offers further storage beneath a breakfast bar and 5-ring induction hob inset with remote-control extractor fan. The stylish living space has discreet recessed space, TV point, built-in entertainment speakers inset in the ceiling and cabling for a projector and electric screen. A door leads to the fabulous roof terrace. The

Spectacular apartment with roof terrace overlooking Cathedral.

Guide: £525,000 (share of freehold)



splendid principal bedroom with wonderful views overlooking the Cathedral and Norman Tower, has a large storage cupboard and a generous en suite with marble floor, feature tiled wall and contemporary white suite of WC, wash hand basin with free-standing oval bath. A small staircase leads up from the bedroom to a large and useful storage space extensively fitted with hanging space and built-in drawers. Bedroom two has double-aspect windows with views over the Cathedral, the Norman Tower and Chequer Square and exposed timbers. The en suite has slate flooring, double shower cubicle with rainfall shower, WC and wash hand basin. In addition to the accommodation listed there is a lockable storage room in the cellar.

Outside

The outside roof terrace is a real feature of the property, with views across the rooftops of the town towards the Athenaeum and Angel Hotel, as well as the Cathedral tower. The terrace is fitted with composite boarding for low maintenance, uplighting and external power points, an ideal space for al fresco dining and entertaining. There is an outside store which has power points connected.

Services

Mains water, drainage, gas and electricity are fitted, with gas-fired central heating.

Share of Freehold

The property is leasehold with an equal share of the freehold. Service charge is £195 per month (including buildings insurance).

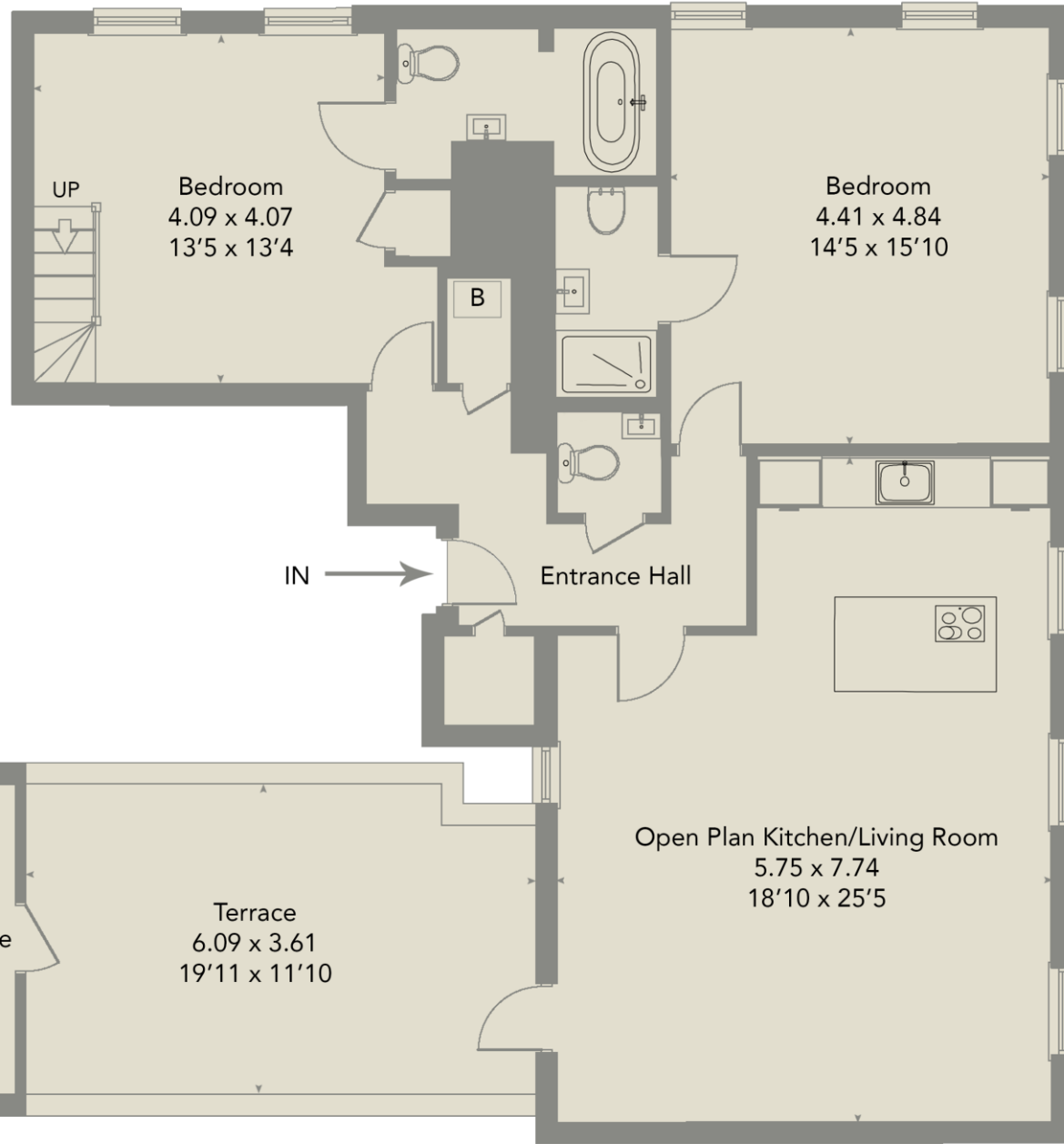
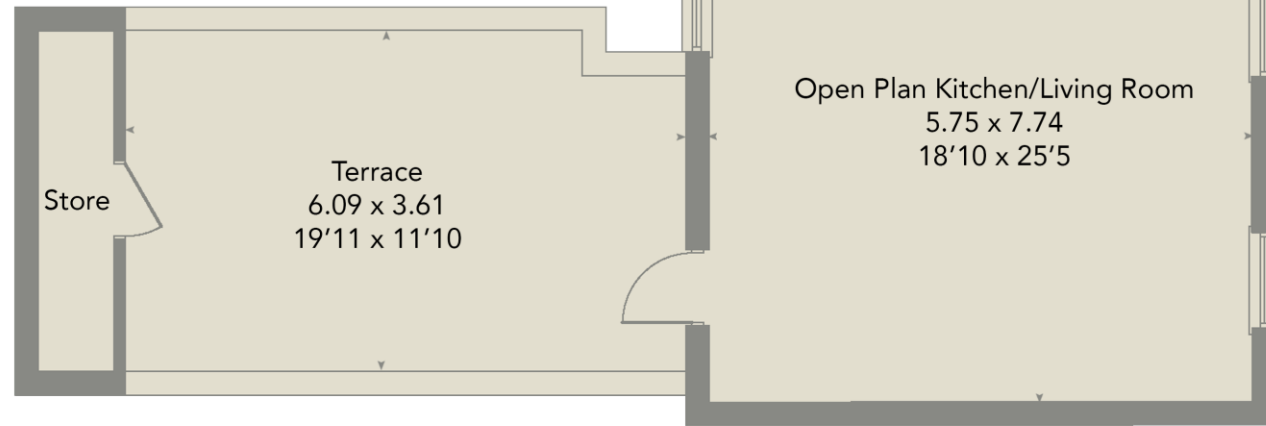
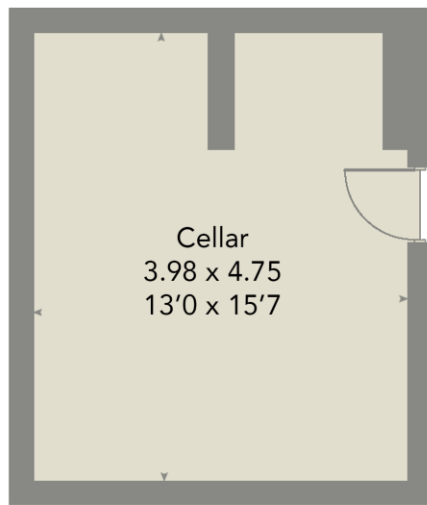
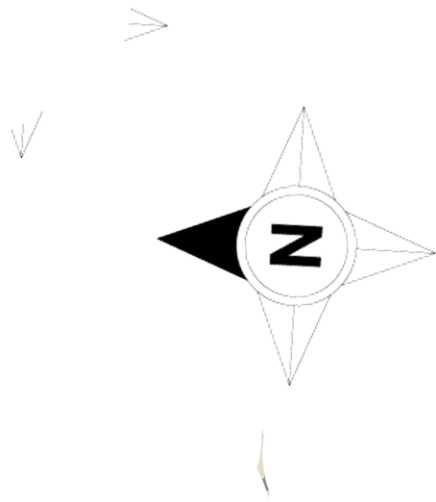
Local Authority: West Suffolk – Band B

Parking: The property is eligible for Zone D parking permits.

Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage – the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With thriving independent shops and restaurants, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023





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