



Apartment 14 The Grange, Nowton Court, Nowton, Bury St Edmunds, IP29 5LU

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ESTABLISHED 1966

Apartment 14
The Grange
Nowton Court
Nowton
Bury St Edmunds
IP29 5LU

**SUPERB 3-BEDROOM APARTMENT WITH WOODLAND VIEWS
AND LIFT**

GUIDE: £399,995 LEASEHOLD

RECEPTION HALL | LIVING ROOM | KITCHEN/BREAKFAST ROOM | PRINCIPAL BEDROOM WITH WALK-IN WARDROBE | TWO FURTHER BEDROOMS | BATHROOM

14 The Grange is one of only eighteen apartments formed from the conversion of the former accommodation block of a Japanese Finishing School, designed around the original estate stable yard.

As part of Nowton Court Retirement Village, you will be able to enjoy discounted use of the exclusive Heritage Wellbeing Centre, the surrounding well-kept grounds and adjacent Nowton Park. The apartments also come with a service package of circa £430 pcm which includes cleaning and maintenance for communal areas, and property insurance, as well as other weekly requirements such as housekeeping, laundry, etc., and dedicated parking.

Number 14 is approached via either a short flight of steps or lift to the first-floor and comprises:

RECEPTION HALL - double partly shelved storage cupboard, cloakroom with tongue-and-groove panelling, heated towel rail, low-level WC, and wash hand basin.

LIVING ROOM - 22'4" x 15' - widening to 17'7" - with French doors to Juliet balcony, superb woodland outlook towards Nowton Park.



KITCHEN/BREAKFAST ROOM – 15' x 11'2" - double-aspect room, with woodland outlook, extensive range of wall and base storage cupboards with ample work surface, inset sink and drainer, space and plumbing for washing machine, built-in dishwasher, inset hob with extractor over, fitted oven and grill.

PRINCIPAL BEDROOM – 14'6" X 12'1" narrowing to 10'8" with WALK-IN WARDROBE 9' x 4'5" with en suite shower room extensively tiled, with tongue-and-groove panelling, large walk-in shower cubicle with hand rail and seat, low-level WC, wash hand basin, and heated towel rail.

BEDROOM TWO – 11'2" x 8'

BEDROOM THREE – 11'2 x 11'

BATHROOM – with combined bath and shower with shower screen and separate shower over, heated towel rail, extensively tiled, tongue-and-groove panelling, low-level WC, wash hand basin.

Services

Mains water, gas, drainage and electricity. Gas fired heating.

- Leasehold, there are approximately 111 years remaining of the 125-year lease granted on 03 /11/ 2009
- Accommodation is for the over 55's
- Council Tax Band D
- Gas-fired heating
- 1280 sq ft
- Service charge circa £430 pcm (2024)
- Ground Rent approximately £100 pa
- Lift maintenance charge £405.48 pa

AGENT'S NOTE: when selling in the future, 10% of the eventual sale price is payable to the freeholder.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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. 119.0 SQ. METRES (1280.5 SQ. FEET)

For identification purposes only. Not to scale.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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