



**STUNNING FIRST-FLOOR APARTMENT IN PRIME TOWN LOCATION**

Flat 3, 37 Churchgate Street, Bury St Edmunds Suffolk, IP33 1RD

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**Bedfords**

ESTABLISHED 1966

**Flat 3, 37 Churchgate Street  
Bury St Edmunds  
Suffolk  
IP33 1RD**

**POSSIBLY THE FINEST VIEWS OVER THE CATHEDRAL,  
NORMAN TOWER AND CHEQUER SQUARE**

**Guide: £649,950**

**HALL | CLOAKROOM | OPEN-PLAN KITCHEN/DINING/  
SITTING ROOM | UTILITY ROOM | THREE BEDROOMS |  
THREE EN SUITES | CELLAR STORAGE | PERMIT  
PARKING**

Flat 3 is one of just four superb apartments formed from the conversion of the former Masonic Hall that stands prominently on Chequer Square in the heart of the medieval town centre, behind the historic Athenaeum, opposite the Cathedral and Norman Tower. Flat 3 is the largest of the apartments, and occupies the whole of the first-floor, with nine huge Georgian sash windows giving unrivalled panoramic views. The apartment is accessed via an elegant shared entrance hall, with the original easy rise staircase to the first-floor, and also to the cellar storage area.

The property is Grade II listed dating from the mid-18th century and affords many of the features of the Georgian period, briefly it comprises **RECEPTION HALL** with coat cupboard and inner hallway **CLOAKROOM** with WC and wash basin. The **OPEN-PLAN RECEPTION** room provides ample space for both sitting and dining areas, leading through to the **KITCHEN/BREAKFAST ROOM**. This whole space provides incredible views from the seven sash windows with fitted plantation shutters. The contemporary kitchen has a range of granite work surfaces with fitted wall and base storage units, with integrated double oven, microwave, dishwasher and fridge freezer, a large granite topped island unit incorporates an induction hob, with



remote controlled cooker hood over. **UTILITY ROOM** with fitted washing machine, is off the kitchen.

**TWO DOUBLE BEDROOMS** one with **EN SUITE SHOWER** and the other with an **EN SUITE BATHROOM**, whilst the **THIRD BEDROOM** with **EN SUITE SHOWER** is currently utilised and extensively fitted out to provide a superb **DRESSING ROOM**.

In addition to the accommodation listed, there is a lockable storage room in the cellar.

### SERVICES

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

The property is **LEASEHOLD** with an equal share of the freehold. Service charge is £306.67 per month (including buildings insurance).

999 year lease – 990 years remaining  
The building was externally re-decorated in 2022.

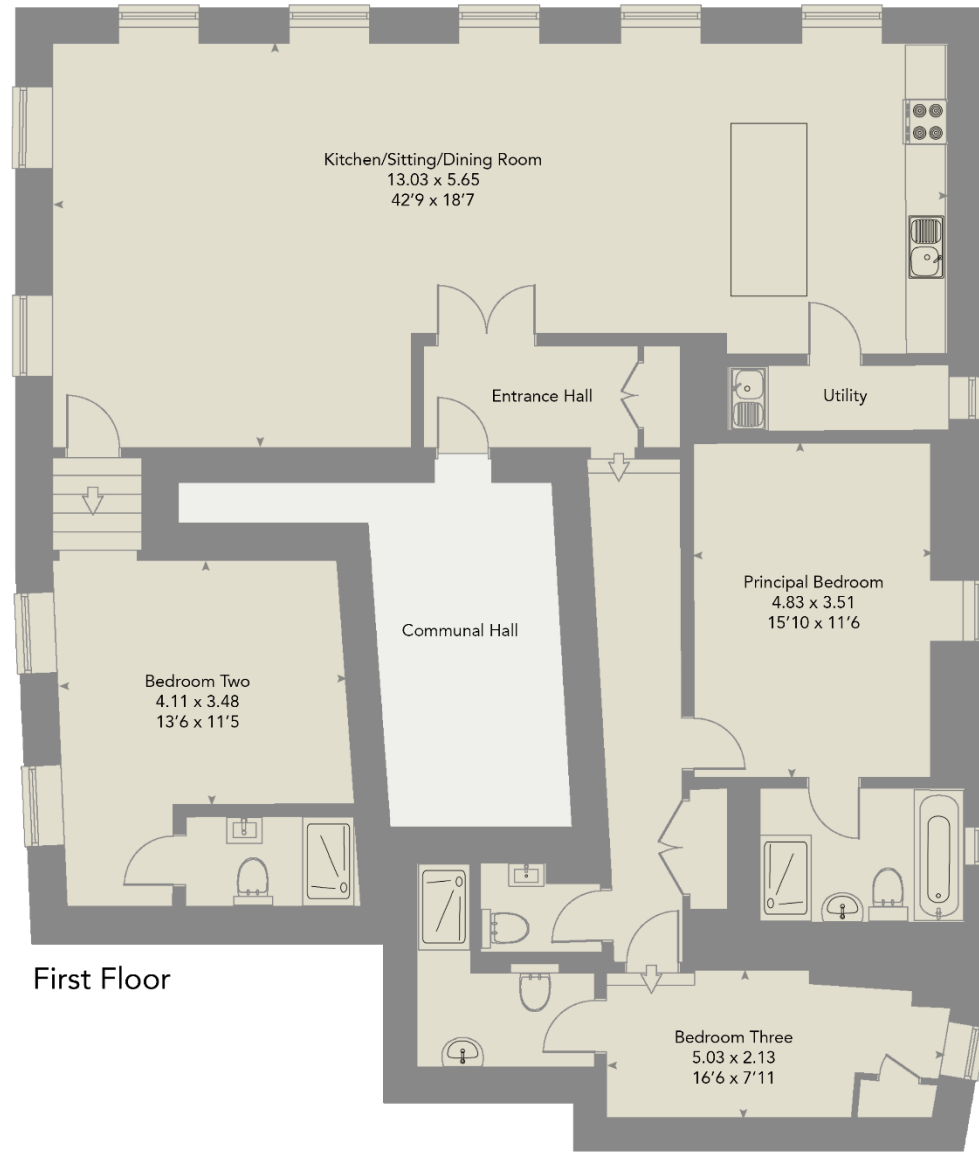
**LOCAL AUTHORITY:** West Suffolk – Band C

**PARKING:** We understand the property is eligible for Zone D parking permits.



Approximate Gross Internal Area = 181 m<sup>2</sup> / 1955 ft<sup>2</sup>  
 (Excludes communal hall)  
 For identification purposes only - Not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor

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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