



**TOWN CENTRE 3-BEDROOM, 3-BATHROOM APARTMENT WITH PARKING**

Apartment 3 Suffolk House, Lower Baxter Street, Bury St Edmunds, IP33 1ET

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**Bedfords**

ESTABLISHED 1966

**Apartment 3**  
**Suffolk House**  
**Lower Baxter Street**  
**Bury St Edmunds**  
**IP33 1ET**

**TOWN CENTRE 3-BEDROOM, 3-BATHROOM APARTMENT WITH PARKING - NO ONWARD CHAIN**

| ENTRANCE HALL | OPEN-PLAN KITCHEN/SITTING/DINING ROOM | CLOAKROOM | STORE | THREE DOUBLE BEDROOMS | THREE EN SUITES | LAUNDRY CUPBOARD | PARKING SPACE |

SUFFOLK HOUSE is a prominent landmark building in the beating heart of the historic town centre offering immediate access to all the amenities. This first-floor apartment is approached from a secure video linked entrance hall via a lift or easy-rise staircase to the first-floor. No. 3 offers 1800 sq ft of versatile living space, has a private off-road parking space and is offered with no upward chain.

The tiled reception hall leads through past a cloakroom, store and laundry cupboard, to the open-plan living room with ample space for dining and study areas. This impressive triple-aspect room with oriel window and 5 sets of French doors to Juliet balconies, providing both rooftop and street scene views through the town to the Cathedral and Abbey Gate. The kitchen area has a tiled floor and a range of fitted modern wall and base units incorporating a breakfast bar, one-and-a-half sink unit, 5-ring gas hob with extractor hood above, twin electric ovens, integrated dishwasher and space for an American fridge freezer.

The three double bedrooms, two with built-in wardrobe cupboards, all have fully tiled en suite facilities, with matching white suites, towel rails, vanity mirrors, two of which have large walk-in showers, the other with a double-ended bath with central fill, and shower attachment above.

**GUIDE: £799,950 leasehold with share of freehold**



Completing the apartment, there is a fully tiled guest cloakroom, with basin, and low-level WC.

**Services**

Mains water, gas, drainage and electricity. Gas-fired central heating and aluminum double-glazed windows and French doors.

**Lease information**

Leasehold 999 years from the 1 January 2010 and a share of the freehold Service Charge – 2023 - £3,230 per annum Council Tax Band – F – West Suffolk

**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 prestigious shopping, 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.

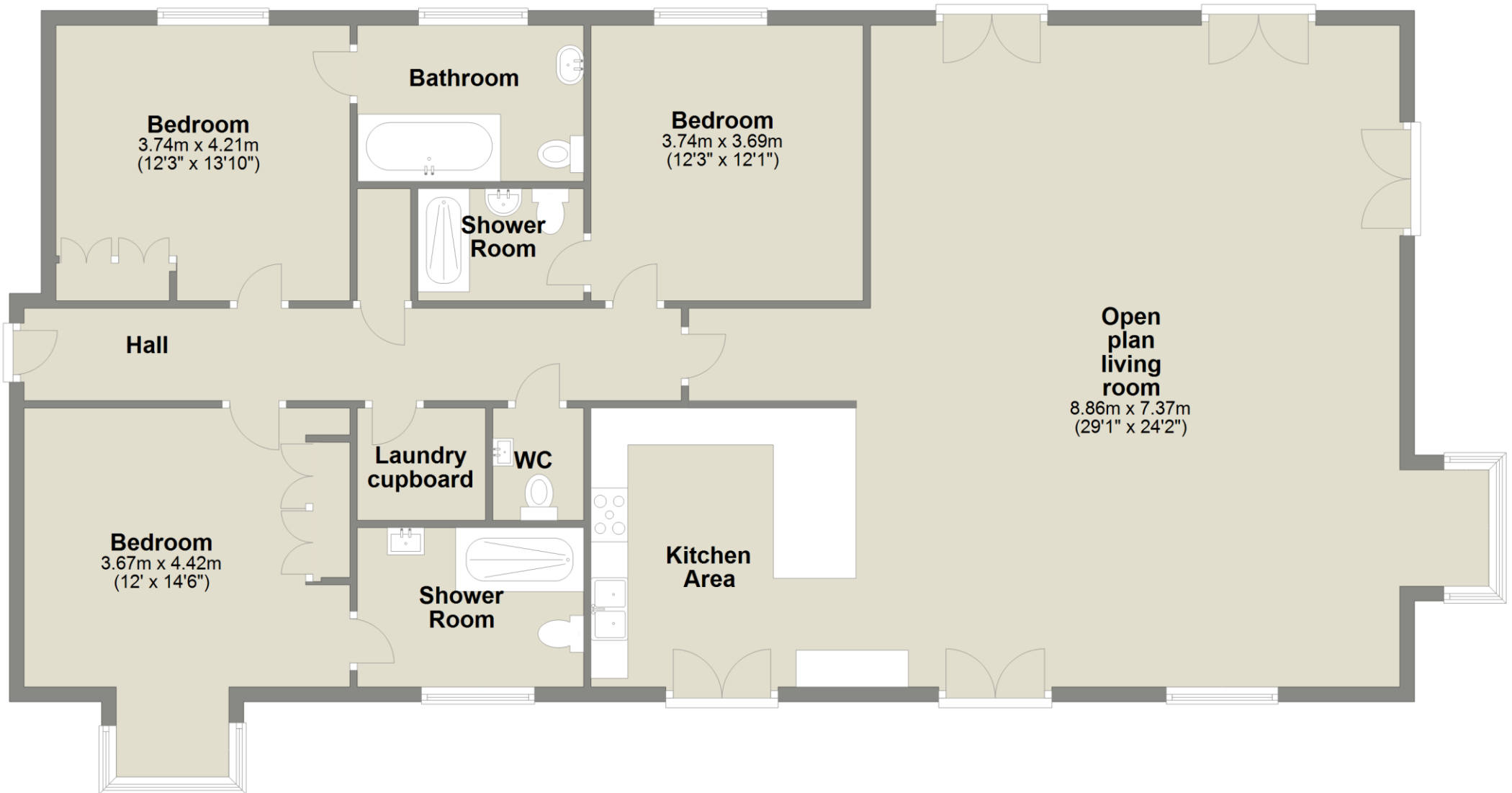


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### 3 Suffolk House

Approx. 169.8 sq. metres (1827.6 sq. feet)



Total area: approx. 169.8 sq. metres (1827.6 sq. feet)

For identification purposes only. Not to scale.  
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