



Flat 15, Southgate House Rougham Road, Bury St. Edmunds

Guide Price £120,000

THE
M&G
PARTNERSHIP



Flat 15

Southgate House Rougham Road, Bury St.
Edmunds

- Well presented first floor apartment
- Purpose built retirement complex
- Attractively landscaped communal gardens
- Hall, fitted kitchen, modern shower room
- Spacious sitting room with balcony
- Double bedroom, electric heating
- Communal gardens & parking.
- CHAIN FREE

A well-presented first floor retirement apartment, forming part of the popular Southgate House development, designed exclusively for those aged 60 and over. Offered for sale with no onward chain, the property provides comfortable, secure and easily maintained accommodation, ideal for anyone seeking independent living or a convenient "lock up and leave" home.

The accommodation is served by electric heating and includes a reception hall, shower room, generous sitting room with patio doors opening onto a balcony, fitted kitchen and a good-sized double bedroom with fitted wardrobe furniture. The apartment enjoys lovely views over the communal gardens, while each room benefits from an emergency pull cord system linked to the on-site manager or, when unavailable, a 24-hour central monitoring service.



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Hall

Sitting Room

15' 7" x 12' 3" (4.75m x 3.73m)

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom

15' 7" x 9' 9" (4.75m x 2.97m)

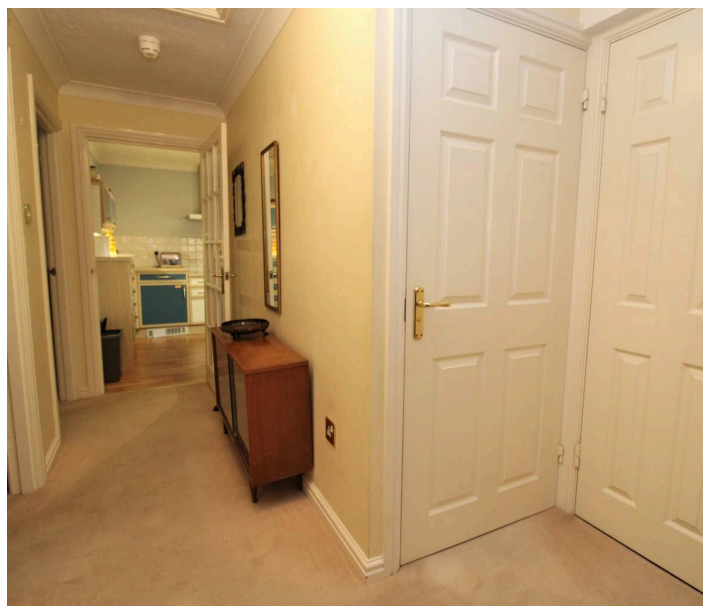
Shower room

Outside

General Information/Lease

Agents Note - The property is leasehold and it is a condition of purchase that residents be over the age of 60 years and are approved by the Sanctuary Housing Association. Tenure - For sale LEASEHOLD with vacant possession upon completion. Lease: Commenced 99 years from 1986. Service charge: £3361.80 per annum. Ground rent: £60 per annum.

Please note: These details have been carefully prepared in accordance with the Sellers' instructions; however, their accuracy is not guaranteed. Measurements are approximate, and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. **Important:** No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately. The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.



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