

Abbots Gate, Bury St. Edmunds

£950

## Property Summary

This modern 1 bedroom apartment in Bury St. Edmunds, Suffolk is now available to let. The property boasts a spacious fitted kitchen, perfect for cooking and entertaining, a fitted shower room and underfloor heating throughout. Additionally, the apartment comes with 1 allocated parking space, making it convenient for residents with vehicles.

- New Build
- Fitted Kitchen
- Built In Appliances
- Underfloor Heating Throughout
- Shower Room
- 1 Allocated Parking Space



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Bury St. Edmunds is a charming market town located in Suffolk, offering a plethora of activities and attractions for residents to enjoy. History buffs will appreciate a visit to the medieval St. Edmundsbury Cathedral, a stunning architectural masterpiece that is steeped in centuries of history. The town is also home to the beautiful Abbey Gardens, where visitors can relax and take in the picturesque scenery.

For those who enjoy shopping and dining, Bury St. Edmunds offers a variety of boutique shops, cafes, and restaurants to explore. The town hosts a vibrant market twice a week, where you can purchase locally sourced produce and unique gifts.

Outdoor enthusiasts will love exploring the surrounding countryside, with plenty of walking and cycling routes to enjoy. The nearby Nowton Park is a lovely spot for picnics and leisurely strolls through the lush greenery.

Overall, Bury St. Edmunds offers a rich cultural heritage, beautiful scenery, and a welcoming community, making it a fantastic place to call home.

### Entrance Hall

Doors leading to bedroom and living room.

### Living Room

9'9" x 8'5" (2.97 m x 2.57 m)

Windows to front aspect, open plan leading to Kitchen area.

### Kitchen

Brand new kitchen comprising grey wall and base units with a matching worktop. It includes a sink with drainer, as well as integrated appliances: fridge/freezer, dishwasher, and washer/dryer.

### Shower Room

Brand new white bathroom suite featuring a hand basin, WC, and a walk-in shower.

### Bedroom

13'3" x 11'10" (4.03 m x 3.61 m)

Integrated wardrobe, windows to front aspect.

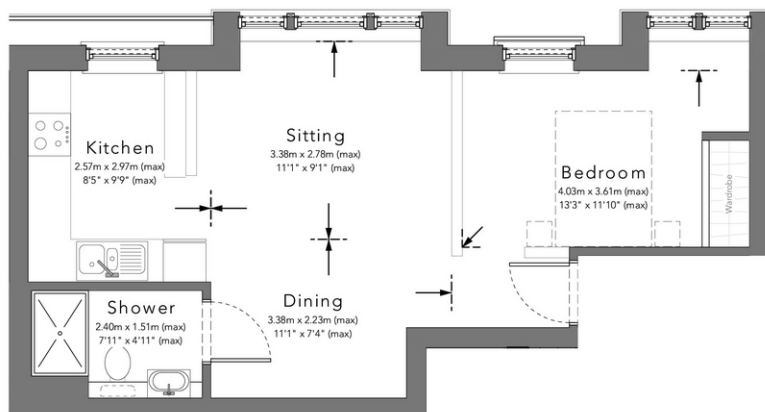
### Outside

There is 1 allocated parking space for the property.



Block B

PLOT 17



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Additional Information

**Tenure:**

**Council Tax Band:**

**Local Authority:**

**Post Code:** IP33 2GL

**Viewings by appointment only**

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ESTATE AGENTS



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