



Risbygate Street

Bury St. Edmunds

Guide Price £299,000

LACY SCOTT  
& KNIGHT

est. 1869

## Apartment 2 Liberty Lodge

Risbygate Street | Bury St. Edmunds | Suffolk | IP33 3GL

Town Centre 0.2 miles, Train Station 0.7 miles, Newmarket 13.6 miles

A superbly presented one bedroom lower ground floor apartment for the over 60s, located in the historic market town of Bury St. Edmunds. Available with NO ONWARD CHAIN.

Entrance Hall | Sitting Room | Kitchen | Bedroom | Walk in Wardrobe | Shower Room

### Apartment 2 Liberty Lodge

Apartment 2 Liberty Lodge is a stylish one bedroomed lower ground floor apartment which offers the perfect blend of comfort, security and convenience being ideally located in the historic town of Bury St. Edmunds. The superbly presented accommodation comprises entrance hall, sitting room, kitchen, shower room and one bedroom which benefits from a walk in wardrobe.

On the ground floor is an attractive communal lounge including a comfortable seating area with coffee bar where residents can socialise and enjoy other hosted activities.

### Location

Liberty Lodge is situated within a prime location in the heart of the town of Bury St. Edmunds, offering easy access to the Arc shopping centre, The Apex concert hall, the historic town centre and Abbey Gardens. The town offers an excellent range of amenities including extensive shopping outlets, numerous



restaurants and recreational/leisure facilities. Bury St. Edmunds Railway Station offers linked mainline services to London Liverpool Street and Kings Cross. There is also easy road access to the A14 connecting the town to Cambridge to the west and Ipswich to the east.

### Property Information

**Services:** Mains electricity, water and drainage. Electric heating.

**Local Authority:** West Suffolk Council. Council Tax Band B.

**Tenure:** Leasehold.

**Lease Term:** 999 years from and including 1<sup>st</sup> January 2023.

**Service Charge:** £2,849.59 per annum payable in two six monthly instalments. Water is included in the service charge.

**Broadband:** Ultrafast predicted download speed 1800 Mbps and predicted upload speed 220 Mbps (information obtained from Ofcom website).

**Mobile Coverage:** Good outdoor and variable in-home (information obtained from Ofcom website).

### Agent's Notes

1. Residents must be aged 60 or over and any partners must be 55 or over.
2. Residents are allowed one small dog or cat.

## Directions

From our offices on Risbygate Street proceed towards the Parkway roundabout where Liberty Lodge will be found just before the roundabout on the left hand side. The car park and entrance to Liberty Lodge are situated at the rear.



## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

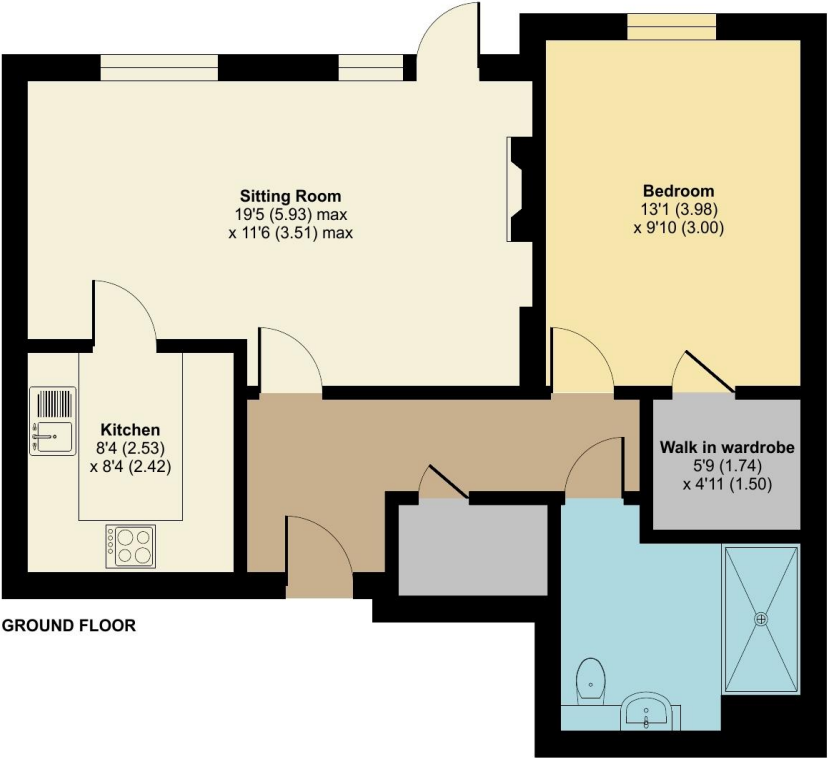
**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
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- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.

Risbygate Street, Bury St. Edmunds, IP33

Approximate Area = 628 sq ft / 58.3 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1424973



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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