



St. Andrews Street South

Bury St. Edmunds

Guide Price £165,000

LACY SCOTT  
& KNIGHT

est. 1869

## Flat 5, Lawrence House

61 St. Andrews Street South | Bury St. Edmunds | IP33 1SD

Abbey Gardens 0.4 Miles, Train Station 0.4 Miles, Theatre Royal 0.6 Miles

**CHAIN FREE** - A bright and airy first floor one bedroom flat occupying a prime location in the heart of Bury St. Edmunds

Entrance Hall | Bedroom | Kitchen/Sitting Room | Bathroom

### Flat 5

Flat 5 is a one bedroomed first floor flat situated within a high quality apartment block located in a prime location in the heart of Bury St. Edmunds. The accommodation comprises hall, bedroom, bathroom and kitchen/sitting room. The property has been painted throughout and would make an ideal investment for a buy to let investor. Apartments within this block were designed by architect Paul Scarlett and built in 2019 by Mothersole Builders, a notable family firm who have been operating in the historic town of Bury St. Edmunds since 1966.

### Location

Flat 5 Lawrence House is situated within a prime location in the heart of the town of Bury St. Edmunds on the doorstep of the Arc shopping centre, the Apex concert hall and the historic Buttermarket. Lawrence House is a stylish architect designed complex of nine apartments above two commercial units.



### Parking

Weekly, monthly or quarterly parking permits can be purchased for the Arc Car Park, Parkway Multi-Storey Car Park or St. Andrews Flexi-Stay Car Park. Please note zone parking permits are not currently available for this location.

### Property Information

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

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

**Tenure:** Leasehold.

**Lease Term:** 999 years.

**Service Charge:** Approximately £1,800 per annum.

**Broadband:** Ultrafast predicted download speed 1000 Mbps and upload speed 1000 Mbps. (Information taken from Ofcom website).

**Mobile Signal/Coverage:** Indoor and Outdoor - Likely. (Information taken from Ofcom website).

### Directions

From our offices on Risbygate Street proceed into the town centre taking the first right into St. Andrews Street South where Lawrence House will be found after a short distance on your right hand side.



#### 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.

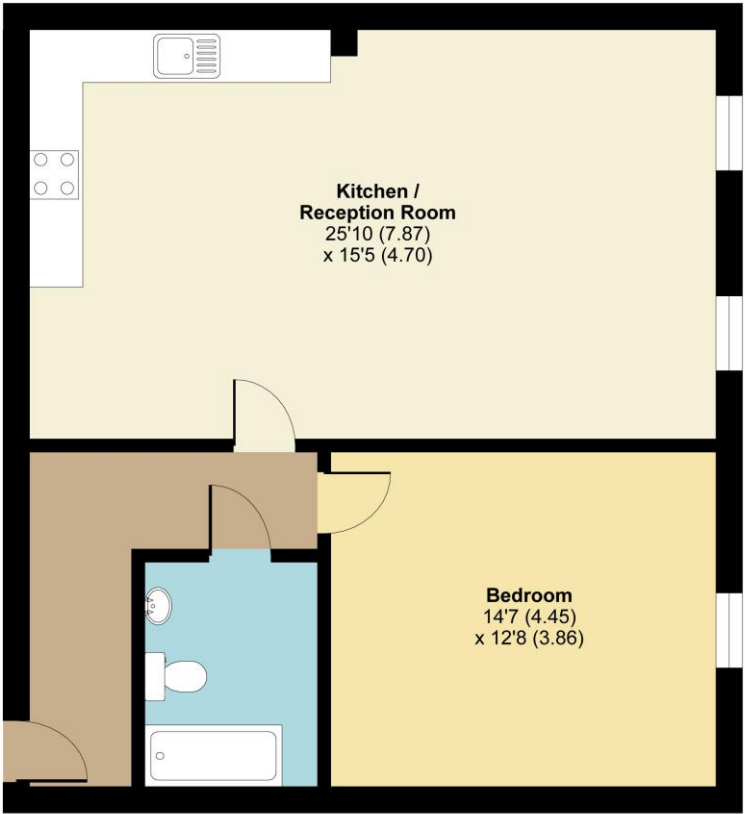
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St. Andrews Street South, Bury St. Edmunds, IP33



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 741 SQ FT 68.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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