



**21 Mermaid Close, Bury St. Edmunds, IP32 6AG**  
**£165,000**

Shires Residential Sales are delighted to offer to the market for sale this CHAIN FREE 2 bedroom first floor flat in Mermaid Close, a short distance from the centre of Bury St Edmunds. The internal accommodation comprises 2 bedrooms, living room/dining room, well equipped kitchen and family bathroom. Externally the property boasts communal gardens and allocated parking for one vehicle.





## SUMMARY

Shires Residential Sales are delighted to offer to the market for sale this 2 bedroom first floor flat a short distance from the town centre in Bury St Edmunds. The property is CHAIN FREE and the internal accommodation comprises 2 bedrooms, living room/dining room, well equipped kitchen and family bathroom. Externally the property boasts communal gardens and allocated parking for one vehicle.

## LOCATION

Mermaid Close lies on the Northern Side of Bury St Edmunds just off of the popular Fornham Road. Both the town centre and train station, with mainline links, are within walking distance and the A14 trunk road is within easy access of the property, giving passage to Ipswich, the east coast, Cambridge, the Midlands and London via the M11.

The market town of Bury St Edmunds itself offers a wide range of educational, recreational and cultural facilities, including the Arc Shopping Centre, Abbey Gardens and Theatre Royal.

## ENTRANCE HALLWAY

The flat is entered via the communal entrance hallway, with stairs to its front door.

The property enters into the spacious internal hallway, which provides access to all accommodation and boasts two storage cupboards, airing cupboard, loft hatch and electric heater.

## LIVING ROOM

16'2/10'4 (4.93m/3.15m)

Light and airy living room with x2 uPVC windows to front aspect. x2 electric heaters. Access to;

## KITCHEN

9'10/6'6 (3.00m/1.98m)

Well equipped kitchen boasting a range of wall mounted and under cabinets beneath roll edge granite effect work tops with complimentary tiled splash backs. Inset stainless steel sink with drainer, integrated electric oven and hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. 1 x uPVC window to front aspect. 1x electric fan heater.

## BEDROOM 1

13'4/10'4 (4.06m/3.15m)

Generous double bedroom. 1x uPVC window to rear aspect. 1x electric heater.

## BEDROOM 2

10'3/7'2 (3.12m/2.18m)

Second double bedroom. 1x uPVC window to rear aspect. 1x electric heater.

## FAMILY BATHROOM

7'5/10 (2.13m/1.78m)

Modern three piece white suite comprising panelled bath with electric shower and screen over, low level WC and wall mounted wash hand basin with storage beneath. Electric fan heater.

## EXTERNALLY

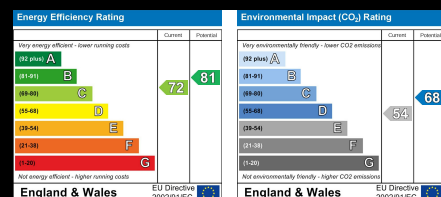
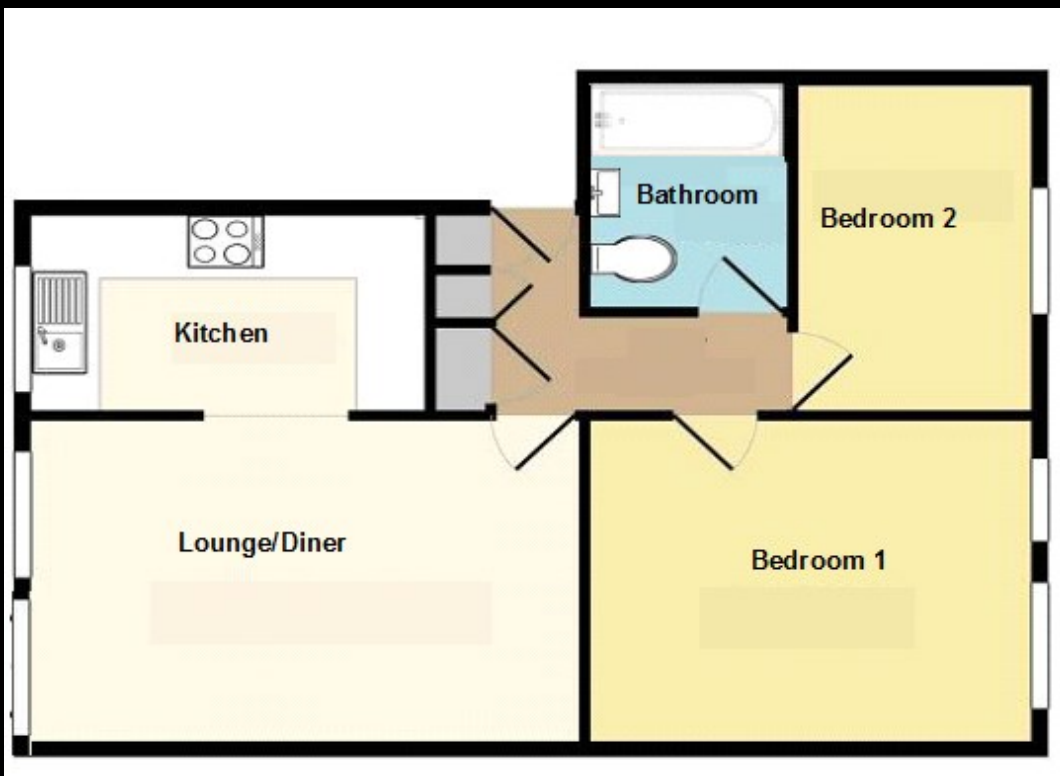
Externally there is allocated parking for one vehicle, and use of the communal gardens.

## AGENTS NOTES

Ground Rent £100 per annum.

Service charge £103.75 per month.

Lease term 125 years from 1988.



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