



**33 The Beeches, Bury St. Edmunds, Suffolk IP33 3RD**  
**£150,000**

Shires are delighted to offer this CHAIN FREE smart two bedroom top floor flat situated in the Beeches development just off Newmarket Road. The property enjoys an entrance hallway, cloakroom, bathroom, generous bedrooms, double aspect lounge, and modern kitchen. The property also benefits from updated heating and uPVC double glazing throughout. Externally there are communal gardens and allocated parking.



LOCATION

This top floor apartment is located on The Beeches development just off of Newmarket Road which is just a short walk from the centre of Bury St Edmunds, The town offers a wide range of educational, recreational and cultural facilities, including the Arc Shopping Centre, Theatre Royal and Abbey Gardens. The property is also just a short walk from the towns train station which offers mainline links to London Liverpool St.

ENTRANCE HALLWAY

The property is entered via a communal hallway into the spacious entrance hallway of the apartment. This provides access to all of the internal accommodation, and offers electric intercom system & airing cupboard housing a modern KingSpan Slimline Stainless Steel Hot water tank.

LIVING ROOM

Light and airy dual aspect living room with uPVC windows to front and side. x2 modern ECO Ceramic Core Smart programmable electric panel heaters.

KITCHEN

Modern kitchen boasting a range of wall mounted and under-counter cabinets beneath roll edge granite effect worktops. Inset stainless sink and 1/2 with drainer and mixer tap over. Electric oven with extractor hood over. Space and plumbing for washing machine/dishwasher and fridge/freezer. uPVC window to rear aspect.

BEDROOM 1

Double bedroom, with modern electric heater, uPVC window to front aspect.

BEDROOM 2

Second double bedroom with modern electric panel heater, uPVC window to rear aspect.

MAIN BATHROOM

Three-pieced white suite comprising panelled bath with electric shower over and tile surround, low level WC, pedestal wash hand basin. Obscure uPVC window to rear aspect.

CLOAKROOM

With low level WC, pedestal wash hand basin.

EXTERNALLY

Externally, the property benefits from communal gardens and off-road parking.

AGENTS NOTE

A lease of 125 years was granted from 29th Sept 1988.  
Ground rent £100 per annum.  
Service charges circa £1000 per annum.  
Electrically Tested December 2020.  
Fully Compliant with Fire Risk Assessment 2022.

