



91 Harland Court, Bury St Edmunds, Suffolk IP32 6AF
£1,380 PCM

- RECENTLY BUILT FIRST FLOOR APARTMENT • OPEN PLAN KITCHEN WITH FITTED APPLIANCES INCLUDED • SITTING ROOM / DINING ROOM • MASTER BEDROOM WITH FITTED WARDROBE AND EN-SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM WITH EN-SUITE BATHROOM • LOCATED NEXT TO THE TRAIN STATION • GAS CENTRAL HEATING, EPC B • ALLOCATED PARKING SPACE • VIEWING HIGHLY RECOMMEND





| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-64) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 84 | 84 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (22 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-64) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |