

47 Trinity Mews - Guide Price £160,000

Bury St. Edmunds Suffolk IP33 3AT

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- SUPERB FIRST FLOOR APARTMENT
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- RECENTLY REDECORATED
- MODERN KITCHEN WITH ELECTRIC OVEN AND HOB
- TWO BEDROOMS, MODERN BATHROOM
- MODERN CARPETS, ELECTRIC HEATERS AND PRESSURISED HOT WATER TANK
- ALLOCATED PARKING
- NEWLY EXTENDED LEASE OF 125 YEARS
- COUNCIL TAX BAND B
- NO ONWARD CHAIN

The Property

A well presented, modern first floor apartment located in a popular area close to the train station and the town centre.

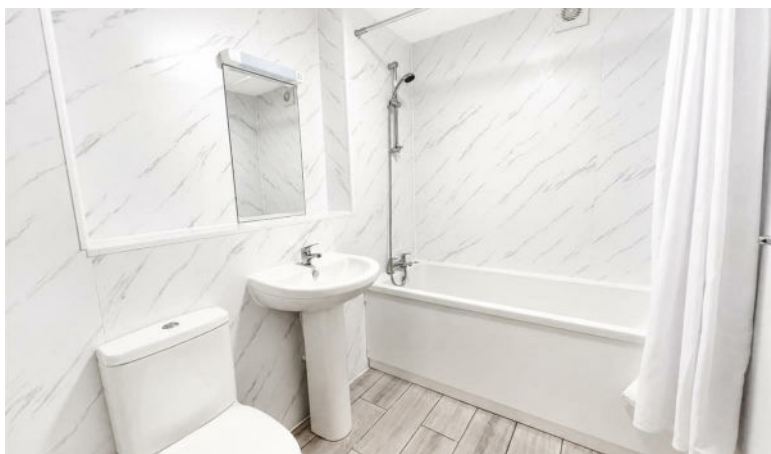
The property has been renovated over recent years to include new carpets, new bathroom, new electric heaters and a new pressurised hot water tank. It is also in newly decorated order. The accommodation offers communal Entrance Hall leading to the Private Entrance Hall, Sitting/Dining Room, Kitchen with electric oven and hob, two Bedrooms and modern Bathroom with shower over bath.

The flat has an allocated parking space.

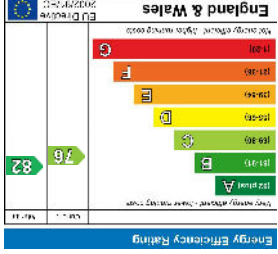
The property is being sold leasehold and the current vendor has just extended the lease for 125 years.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

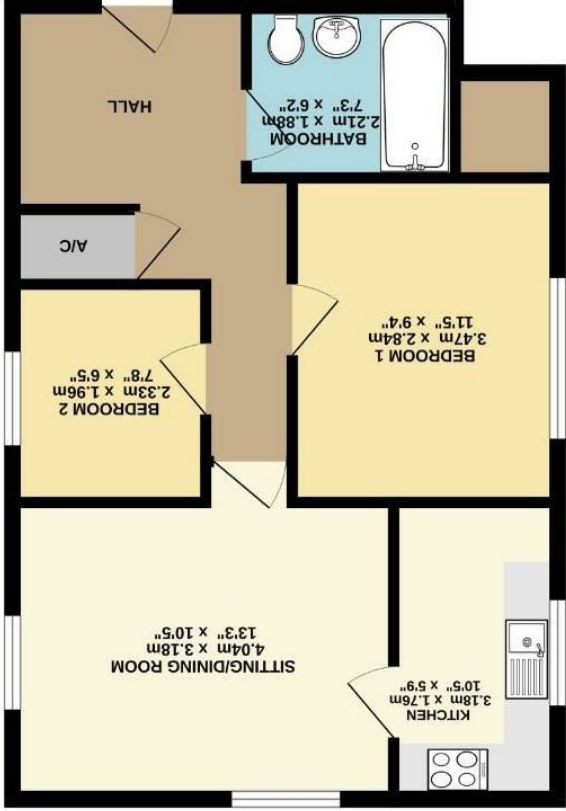




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



The energy efficiency rating is based on the energy performance of the property. The rating is calculated using the Energy Performance Certificate (EPC) and is subject to change. The rating is based on the energy performance of the property and is not a guarantee of the property's energy performance. The rating is based on the energy performance of the property and is not a guarantee of the property's energy performance.



GROUND FLOOR
 48.8 sq.m. (525 sq.ft.) approx.