

£47,500 Shared Ownership

Stephensons Place, Bury St Edmunds, Suffolk IP32 6BF



- Guideline Minimum Deposit £4,750
- Second (Top) Floor
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Parking Space
- Guide Min Income - Dual £28.9k Single £33.4k
- Approx. 638 Sqft Gross Internal Area
- Open Plan Kitchen
- Double Glazing and Gas Central Heating
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £190,000). A well-presented, two-bedroom flat on the top (second) floor of an attractive building in Bury St Edmunds. The property has a dual-aspect reception room with open-plan kitchen area featuring integrated appliances and breakfast bar. The bedrooms are generously-sized doubles and there is a naturally-lit bathroom. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls and floor, double glazed windows and gas central heating all contribute toward a good energy-efficiency rating. The flat comes with the use of an allocated parking space and is also just a short walk from Bury Railway Station and within easy reach of the shops and other amenities of the town centre. The nearby primary school and secondary school are Ofsted-rated 'Good' and Abbeygate Sixth Form College, which is only slightly further away, is rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 30 days from 01/01/2005).

Minimum Share: 25% (£47,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £483.98 per month (subject to annual review).

Service Charge: £246.29 per month (subject to annual review).

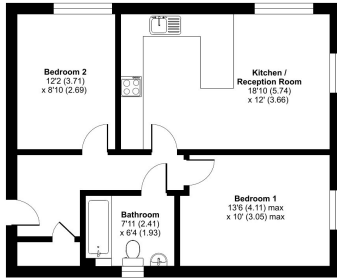
Guideline Minimum Income: Dual - £28,900 | Single - £33,400 (based on minimum share and 10% deposit).

Council Tax: Band B, West Suffolk Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Bury St. Edmunds, IP3
Approximate Area = 638 sq ft / 59.2 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © nrbecom 2023. Produced for Urban Moves. REF: 1304477

DIMENSIONS

SECOND FLOOR

Entrance Hall

Bedroom 2

12' 2" x 8' 10" (3.71m x 2.69m)

Reception

18' 10" x 12' 0" (5.74m x 3.66m)

Kitchen

included in reception measurement

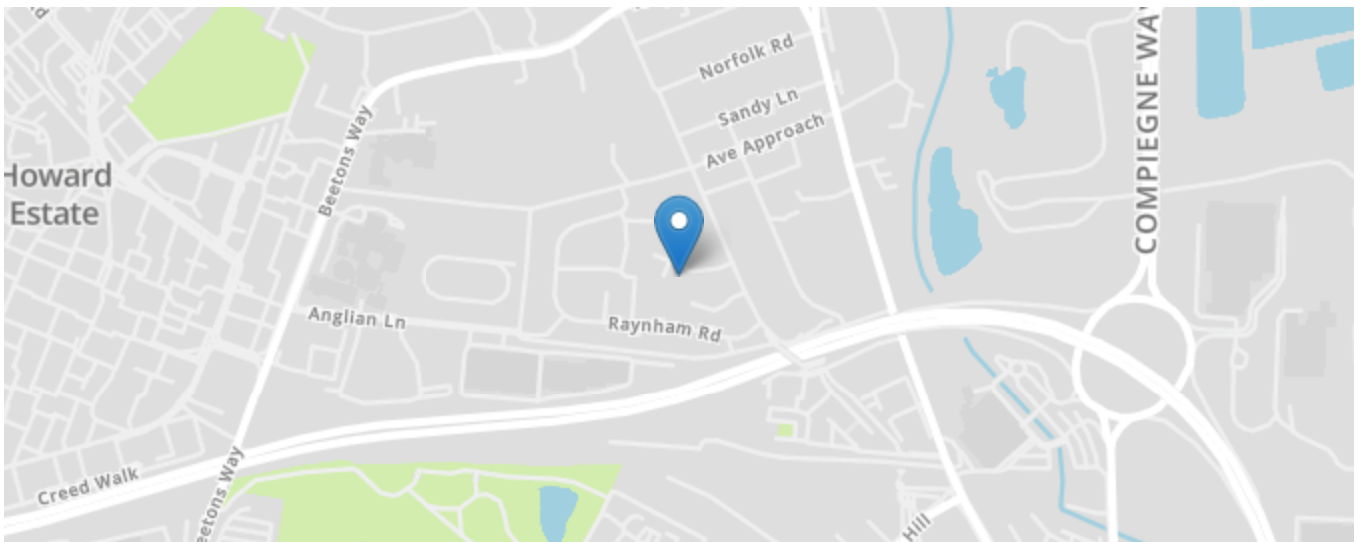
Bedroom 1

13' 6" x 10' 0" (4.11m x 3.05m)

Bathroom

7' 11" x 6' 4" (2.41m x 1.93m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.