



## Houghton Way , Bury St. Edmunds, IP33 3FY

Isaac Estates are delighted to market this chain free luxury two bedroom first floor apartment situated within walking distance to the town centre and train station. The apartment was built in 2022 by Weston Homes and benefits from a long lease of 998 years remaining.

The apartment offers a stylish open plan kitchen, fitted with integrated Zanussi appliances to include an electric oven and hob, fridge / freezer, dishwasher and washer/drier. The open plan kitchen / sitting room offers French patio doors that leads out onto a small private balcony.

The master bedroom offers a good sized double bedroom and boasts a separate walk in closet area fitted with shelves and hanging clothes rails. There is a stylish fully fitted en-suite shower room, the WC and wash basin are built into a vanity unit with fitted drawers for storage.

There is a further second double bedroom and a family bathroom which offers high quality fixtures and storage.

Guide price £295,000

# Houghton Way

, Bury St. Edmunds, IP33 3FY



- Stylish two bedroom first floor apartment
- Master bedroom with walk in closet and en-suite shower room
- Gas central heating
- Ideal as an Investment or a Family Home
- Situated within walking distance to town centre
- Second double bedroom, Family Bathroom
- One allocated parking space
- Kitchen with integrated appliances
- Private Balcony
- 998 years remaining on lease

Open Plan Kitchen/Living/Dining Room

18'65 x 17'10 (5.49m x 5.44m)

Master Bedroom

14'1" x 9" (4.29m x 2.74m)

Closet

5'6" x 6'10" (1.7 x 2.1)

En-suite Shower Room

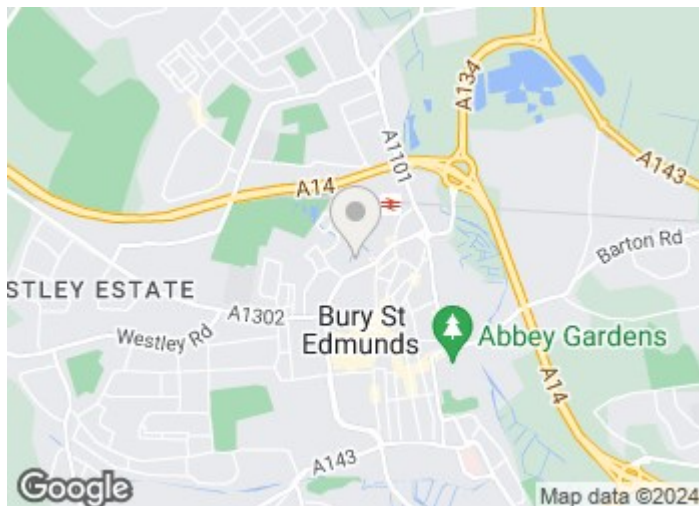
6'2" x 7'2" (1.9 x 2.2)

Bedroom 2

11" x 10'4" (3.35m x 3.15m)

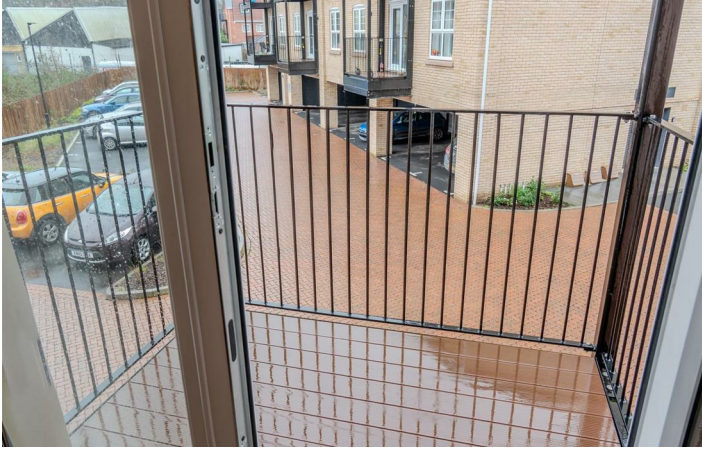
Bathroom

6'6" x 7'10" (2.0 x 2.4)



Directions





# Floor Plan

**TYPE 6**  
**72 m<sup>2</sup> / 775 ft<sup>2</sup>**  
**KITCHEN/LIVING/DINING ROOM**  
**5613 mm x 5438 mm / 18'5" x 17'10"**  
**BEDROOM 1**  
**4290 mm x 2743 mm / 14'1" x 9'**  
**BEDROOM 2**  
**3350 mm x 3137 mm / 11' x 10'4"**  
 Plot 104 - First Floor  
 Plot 110 - Second Floor  
 Plot 116 - Third Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	