



## Abbots Gate

, Bury St Edmunds, IP33 2GL

BRAND NEW stylish and spacious two bedroom second floor Apartment situated close to the town centre and within walking distance to the West Suffolk Hospital. The apartment has been finished to a very high standard and offers entrance hallway, large kitchen with integrated appliances included, spacious sitting room / dining room. The master bedroom offers an en-suite shower room. There is a further double bedroom and family bathroom. The property further benefits from two allocated parking spaces.

Please contact the office to register your interest and to request a video tour.

£1,500 Per month

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- BRAND NEW TOP FLOOR APARTMENT
- KITCHEN WITH INTEGRATED OVEN AND HOB, FRIDGE FREEZER, DISHWASHER AND WASHER / DRIER INCLUDED
- GAS CENTRAL HEATING, EPC B
- LOCATED APPROXIMATELY 30 MINUTES FROM RAF LAKENHEATH AND MILDENHALL
- SITUATED WALKING DISTANCE TO TOWN CENTRE AND WEST SUFFOLK HOSPITAL
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO ALLOCATED PARKING SPACES , COMMUNAL LIFT
- ENTRANCE HALLWAY, OPEN PLAN KITCHEN, SITTING ROOM / DINING ROOM
- FURTHER DOUBLE BEDROOM, FAMILY BATHROOM
- MINIMUM CONTRACT TERM 12 MONTHS, VIEWING HIGHLY RECOMMENDED

## KITCHEN

14'7" x 12'0" (4.47m x 3.67m)

## SITTING ROOM

13'1" x 11'10" (4m x 3.61m)

## DINING ROOM

8'9" x 10'10" (2.68m x 3.31m)

## FAMILY BATHROOM

6'9" x 5'6" (2.06m x 1.70m )

## BEDROOM 1

14'0" x 10'5" (4.27m x 3.20m)

## BEDROOM 1 EN-SUITE

5'5" x 5'5" (1.67m x 1.67m )

## BEDROOM 2

14'9" x 7'10" (4.51m x 2.41m )



[Directions](#)



# Floor Plan



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.

12 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE  
 Tel: 01284 620011 Email: ryan@isaacestates.co.uk www.isaacestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	