# Isaac Estates

Sales and Lettings









# **Abbots Gate**

# , Bury St Edmunds, IP33 2GL

BRAND NEW stylish and spacious two bedroom first 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.

Video tour available upon request

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- BRAND NEW STYLISH THIRD FLOOR APARTMENT
- INTEGRATED OVEN AND HOB, FRIDGE FREEZER, DISHWASHER AND WASHER/DRIER INCLUDED
- GAS CENTRAL HEATING, EPC RATING B
- LOCATED APPROXIMATELY 30 MINS TO RAF MILDENHALL AND LAKENHEATH
- SITUATED WALKING DISTANCE TO THE TOWN CENTRE AND . ENTRANCE HALLWAY, OPEN PLAN KITCHEN/SITTING WEST SUFFOLK HOSPITAL
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO ALLOCATED PARKING SPACES, COMMUNAL LIFT
- ROOM/DINING ROOM
- FURTHER DOUBLE SECOND BEDROOM, FAMILY **BATHROOM**
- MINIMUM TERM CONTRACT TWELVE MOTNHS

#### **KITCHEN**

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

## SITTING ROOM

13'1" x 11'10" (4.00m 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 ONE**

14'0" x 10'6" (4.27m x 3.20m)

# BEDROOM ONE EN-SUITE

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

#### **BEDROOM TWO**

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



**Directions** 



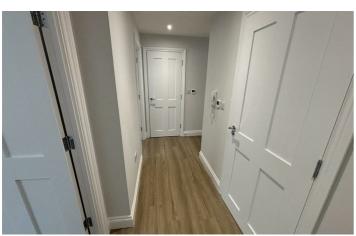














## Floor Plan



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