



## 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

£1,500 Per month

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- BRAND NEW STYLISH THIRD FLOOR APARTMENT
- INTEGRATED OVEN AND HOB, FRIDGE FREEZER, DISHWASHER AND WASHER/DRYER INCLUDED
- GAS CENTRAL HEATING, EPC RATING B
- LOCATED APPROXIMATELY 30 MINS TO RAF MILDENHALL AND LAKENHEATH
- SITUATED WALKING DISTANCE TO THE 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 SECOND BEDROOM, FAMILY BATHROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS

## 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



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
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	