



St. Botolphs Lane , Bury St Edmunds, IP33 2BE

Isaac Estates are delighted to market this stunning first floor warehouse conversion situated on St Botolphs Lane, located within easy access of the town centre of Bury St Edmunds. The property benefits from ONE ALLOCATED PARKING SPACE (Second space can be made available upon separate negotiation)

The apartment is immaculately presented and offers a bespoke kitchen with integrated oven and hob included, integrated dishwasher and freestanding fridge freezer included.

In brief the property offers open plan kitchen / sitting / dining room, separate dining room and cloakroom. There are two good sized double bedrooms all with fitted wardrobes includes and ensuite shower rooms.

Viewing highly recommended

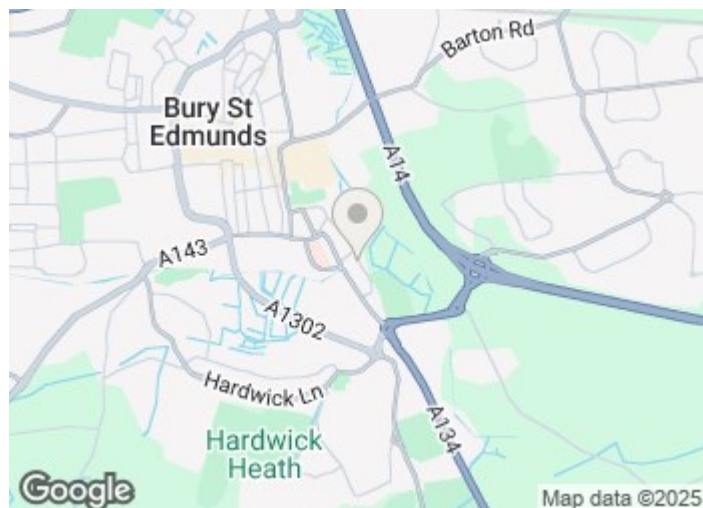
£2,115 Per month

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, Bury St Edmunds, IP33 2BE



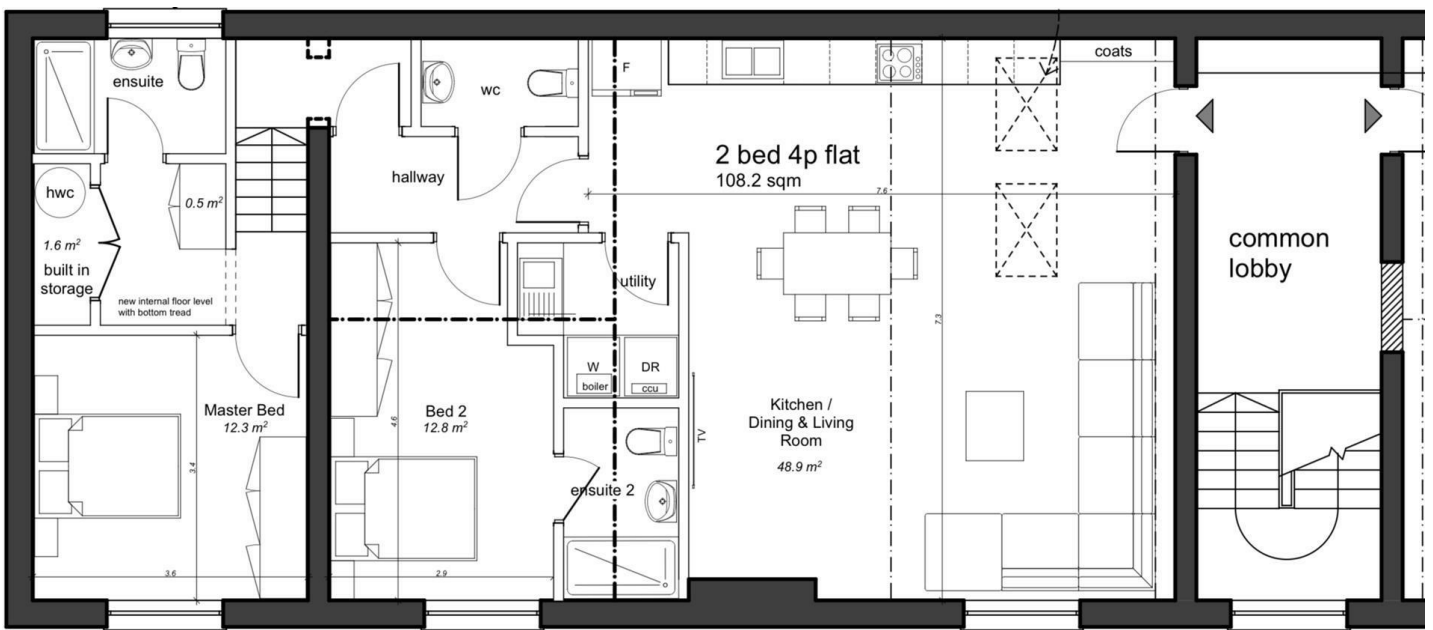
- IMPRESSIVE FIRST FLOOR WAREHOUSE CONVERSION
- DOUBLE BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS
- VIEWING HIGHLY RECOMMENDED, AVAILABLE MIDDLE AUGUST 2025
- OPEN PLAN KITCHEN WITH INTEGRATED OVEN AND HOB, DISHWASHER AND FRIDGE FREEZER INCLUDED
- STAIRS LEADING DOWN TO A FURTHER DOUBLE BEDROOM, FITTED WARDROBES AND EN-SUITE
- COUNCIL TAX BAND B, ONE ALLOCATED PARKING SPACE
- UTILITY ROOM, CLOAKROOM
- GAS CENTRAL HEATING, EPC 74C
- SECOND PARKING SPACE AVAILABLE UPON SEPARATE NEGOTIATION



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) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	