



# Immaculate refurbished first floor apartment

**5 St. James Court, Bury St Edmunds, Suffolk, IP33 1YD**

Leasehold





3 bedrooms • Bathroom • Cloakroom • Open plan sitting/dining room • Kitchen • Off road private parking • Communal gardens

#### Local information

St James Court is situated in mature grounds extending to approximately 0.8 of an acre including gardens and parking.

In an elevated setting the property enjoys fabulous views to the Cathedral and town centre, which offers a wealth of amenities, within walking distance through the beautiful Abbey Gardens.

#### About this property

This first floor apartment forms part of the former King Edward VI Grammar School which was designed in 1881 by the famous architect Sir A. W. Blomfield on 1st July 1882.

The current owners have thoroughly refurbished the property to a high standard throughout.

The accommodation comprises; an entrance hall, well proportioned open plan sitting room/dining room with outstanding views to the gardens and Cathedral beyond, re-fitted kitchen, bathroom, cloakroom and three bedrooms.

There is a communal entrance and a lift.

#### Outside

The landscaped and communal gardens are laid to lawn with mature trees and shrubs. They

offer a particularly attractive feature of the property and enjoy mainly a south and westerly aspect.

Adjacent is a residents' and visitor's large parking area. There is pedestrian access from these grounds which leads to the nearby Abbey Gardens and the town centre.

#### Services

Mains water, electricity & drainage. Night storage heating.

#### Tenure

Leasehold: Expiry date of the lease 31/12/2200.

Maintenance/Service Charge of £3,309.12/annum

#### Tenure

Leasehold

#### Local Authority

St Edmundsbury District Council

EPC rating = D

#### Viewing

Strictly by appointment with Savills or their joint agents.



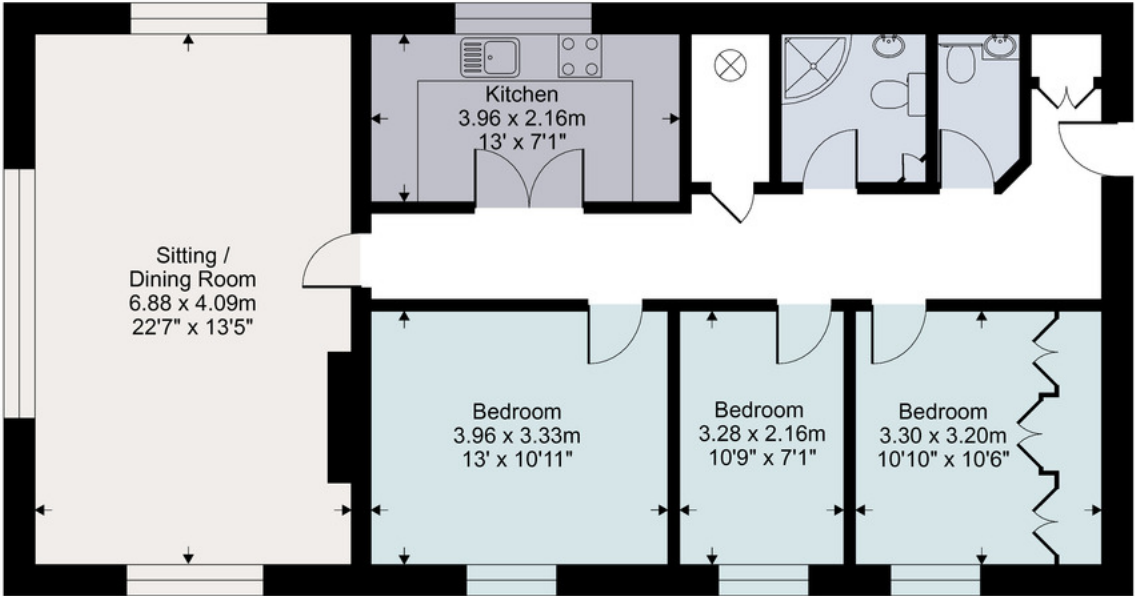




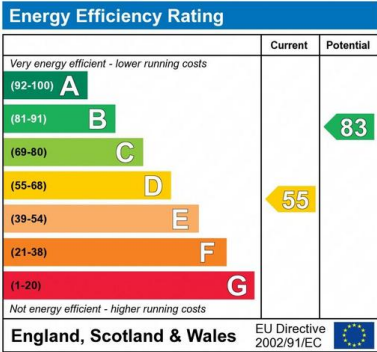


5 St. James Court, Bury St. Edmunds, IP33 1YD

Gross internal floor area (approx):  
95.7 sq m / 1031 sq ft  
For Identification only - Not to scale  
Niche Communications



First floor



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91022101 Job ID: 139081 User initials: KS