



## MALTINGS WAY

BURY ST. EDMUNDS, IP32 6EY

£75,000  
LEASEHOLD

Ideally located within walking distance of Bury St Edmunds railway station and the historic market town centre, this first-floor one-bedroom apartment offers both convenience and comfort. The accommodation includes a light and well-proportioned open plan kitchen/sitting room, a double bedroom and a bathroom, making it an excellent choice for first-time buyers, investors or those seeking a well-placed home. Externally, the property benefits from an allocated parking space for one car, with additional on-street visitor parking available nearby. The apartment is being sold as a 50% shared ownership property, with the option to staircase up to 100%, presenting an affordable route onto the property ladder in this highly sought-after location.

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# MALTINGS WAY

- Well Presented One Bedroom First Floor Apartment
- 50% Shared Ownership With Option To Staircase To 100%
- Open Plan Kitchen/Sitting Room
- Gas Fired Central Heating
- Allocated Parking Space
- Located Within A Short Walk Of The Town Centre
- Close To Transport Links Including The Train Station & A14
- Modern Kitchen
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Entrance hall with two convenient storage cupboards and intercom entrance system. Radiator.

## Kitchen/Sitting Room

Bright open plan living accommodation with modern fitted kitchen with a range of base, wall and drawer units with ample work surfaces over. There is an electric fitted oven with gas hob and extractor fan over, stainless steel sink and drainer. Space for washing machine and full fridge/freezer. Window to front.

Opening to the dining and sitting area with two windows to front, enjoying plenty of natural light. Radiator.

## Bedroom

Double room with built in wardrobes. Window to rear and radiator.

## Bathroom

WC and wash basin. Bath with shower head over. Window to rear and radiator.

## Parking

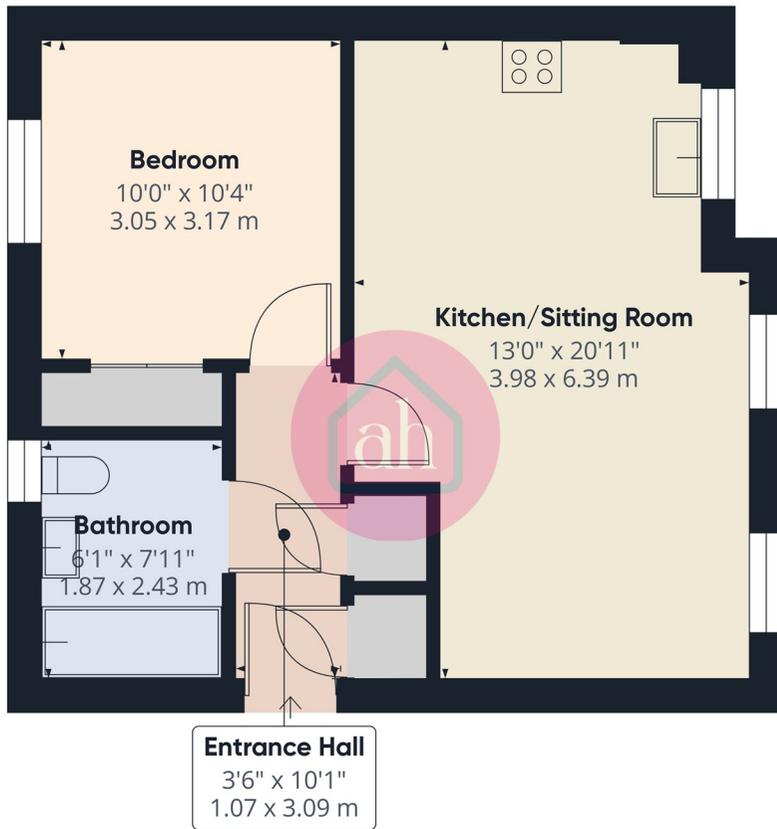
Allocated parking space.

## Agent's Note

Ground rent and service charges are £236.06 a month, this includes buildings insurance.

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Approximate total area<sup>1)</sup>  
465 ft<sup>2</sup>  
43.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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