

**FOR SALE**



**3 The Estate Offices, Ashfield Grange  
Great Ashfield, Bury St Edmunds IP31 3HA**

**3 Bedrooms Apartment in Gated Development**

**Price £265,000 LEASEHOLD**

  
**MARTIN&CO**



- Gated Development
- Cart Lodge Style Parking
- Spacious Kitchen Diner
- Communal Parkland Gardens
- En Suite To Master Bedroom

**First floor luxurious 3 bedroom apartment in prestigious gated development of Ashfield Grange. Spacious accommodation comprising kitchen/breakfast room, large airy living room, landing with study area and 3 bedrooms with ensuite to master. Cart lodge style parking with use of the communal grounds extending to approximately 4 acres of parkland with large lake and woodland**

**THE ACCOMMODATION COMPRISES:**

Wooden front door with glazed panels and cat flap. Video intercom system.

**ENTRANCE HALL:** 11' 05" x 4' 03" (3.48m x 1.3m)  
Stairs rising to first floor. Window to side aspect. Meter cupboard. Radiator.

**LANDING/STUDY AREA:** 23' 10" x 3' 01" (7.26m x 0.94m)  
Video intercom system. Radiator. Velux window. Loft Hatch. Airing cupboard and separate large storage cupboard.

**LIVING ROOM:** 20' 02" x 15' 08" (6.15m x 4.78m)  
Triple aspect windows to side and rear aspect affording views over lake and gardens. Two radiators.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**KITCHEN/DINER:** 15' 02" x 14' 09" (4.62m x 4.5m)  
 Range of contemporary kitchen base and wall units with wooden worktop over and tiled splashback, porcelain 1.5 bowl sink with drainer and mixer tap. Integrated double oven, gas hob and extractor hood over. Additional integrated appliances include dishwasher, washer/dryer and fridge freezer. Vinyl flooring. Double aspect to front and side with additional Velux window. Radiator. Large boiler cupboard housing Vaillant Gas Boiler (LPG)

**BEDROOM 1:** 13' 02" x 11' 03" (4.01m x 3.43m)  
 Window to rear aspect and additional Velux window. Radiator.

**EN SUITE:** 6' 05" x 5' 05" (1.96m x 1.65m) Fully tiled throughout and comprising shower cubicle, low level WC and pedestal hand basin. Heated towel rail. Velux window. Vinyl floor.

**BEDROOM 2:** 9' 03" x 9' 01" (2.82m x 2.77m) Window to front aspect. Built in wardrobe with sliding, mirror doors, radiator.

**BEDROOM 3:** 11' 03" x 8' 00" (3.43m x 2.44m) Window to side aspect. Radiator.

**BATHROOM:** 6' 06" x 5' 04" (1.98m x 1.63m) Half tiled and comprising three piece suite comprising bath with mixer tap, low level WC and pedestal wash basin.



Heated towel rail.

**OUTSIDE:** Security controlled gates to gravel driveway leading through the grounds to the visitors parking bays and to 3 The Estate Offices, detached cart lodge style store with parking. Communal gardens extending to approximately 4 acres of parkland with lake and woodland.

**ENERGY PERFORMANCE RATING D59** Full Energy Performance Certificate is available upon request

**ADDITIONAL INFORMATION:** Council Tax Band C  
 Local Authority - Mid Suffolk Council  
 Mains water, electricity and LPG gas connected  
 Service/maintenance Charges: £1,100.00, 6 monthly  
 Ground Rent:£75.00 per annum  
 Lease: 999 years with 990 years remaining  
 This property is offered with Vacant Possession Upon Completion

**VIEWING ARRANGEMENTS:** Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.

**LOCATION:** The village of Great Ashfield, is approximately 3 miles from nearby Elmswell which offers a regular bus and train line.

Bury St Edmunds is approx 11 miles via the A143 which also leads to Norwich and gives easy access to Cambridge, Ipswich and Stansted via links including the A14 and A11.



---

**Martin & Co Bury St Edmunds** **01284 701511**  
28 Angel Hill • • Bury St Edmunds • IP33 1UZ  
T: 01284 701511 • E: burystedmunds@martinco.co.uk <http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.