

DAVID  
BURR



**Flat 2, 122 Queens Road, Bury St. Edmunds, Suffolk. IP33 3ES**

A stylish one-bedroom apartment in a highly regarded position within the Bury St. Edmunds town centre with the added benefit of off-road parking and communal gardens.

Guide £1100 pcm

Communal entrance, stairs leading to Flat 2.

**Kitchen/sitting/living room:** A fitted kitchen with cooker, space for fridge/freezer and space for washing machine. Open plan access leading to the sitting/living area.

**Bedroom:** A double bedroom with integrated storage cupboard.

**Bathroom:** With a white suite comprising WC, hand wash basin and bath with shower attachment over.

#### Outside

The property benefits from a single off-road parking space and communal gardens.

**Services:** Main water, drainage and electricity are connected. Gas fired heating. NOTE: None of the services have been tested by the agent.

**Construction type:** Brick.

**Access :** Long Melford 14 miles  
Newmarket 15 miles Stowmarket 15 miles  
Sudbury 17 miles Cambridge 30 miles

**Location:** The Cathedral town of Bury St. Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections to London. A commuter rail link is at Stowmarket and Sudbury.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to a handover. Fees may be charged for late payment of rent, mislaid keys, etc.



#### Additional information:

**Services:** Main water, drainage and electricity are connected. Gas fired heating. NOTE: None of the services have been tested by the agent.

**Viewing:** Strictly by appointment with David Burr.

Bury St Edmunds (01284) 725525  
Leavenheath (01206) 263007  
Clare (01787) 277811  
Castle Hedingham (01787) 463404  
Long Melford (01787) 883144  
Woolpit (01359) 245245  
Newmarket (01638) 669035  
London (0207) 839 0888

DAVIDBURR.CO.UK

**BROADBAND SPEED:** Up to 5500 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE and Three – good outdoor and in-home. Vodafone – good outdoor and variable in-home. O2 – good outdoor. (Source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///pedicure.shocking.secretly.

**NOTICE.** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.