



EXCEPTIONAL ESTATE AGENCY



WHATLEY LANE

Phase Eight

Phase Eight

LOWER BAXTER ST
Bury St. Edmunds | Suffolk



WHATLEY LANE



The focal point of the property is the spectacular triple aspect loft living space with its three hipped dormer windows - ideal to entertain and relax in - with far-reaching views

THE WAREHOUSE

ST BOTOLPH'S LANE | BURY ST. EDMUNDS | SUFFOLK

- Two-bedroom top floor apartment completely renovated & designed to a high specification
- Private residence lobby serviced by lift and stairwell to Second Floor
- Well-equipped kitchen with minimalist cabinetry & full range of appliances
- Bathroom with walk-in shower & cloak room
- Ideal location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Rooftop views over the historic town centre & towards the Cathedral beyond
- Allocated private parking space & bicycle storage via electric garage doors
- High EPC rated energy efficiency with *Ecodan* renewable air source heating



Ultimate loft living with covered private parking, rooftop views and literally a stone's throw from a vibrant town centre

Positioned on the top floor of former offices with historic provenance is this remarkably individual two-bedroom apartment, which has undergone a complete and innovative renovation by its landlords. Accommodation includes a spectacular large vaulted living space, meticulously designed minimalist kitchen in addition to a well-appointed bathroom suite, cloakroom and vestibule. Dormer windows take in breath-taking views over the townscape and Cathedral beyond.

The apartment has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems – lighting played an important role in the design of the space complementing windows across all elevations to let in large amounts of natural light.

A smart private residence lobby has lift access servicing the upper floors and secure video/audio entry phone systems. There is also an allocated private parking space that comes with the apartment and a bicycle lock-up rack accessed via electric doors.

6 Lower Baxter Street is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides A14 ease-of-access. The bars, restaurants and boutique shopping of Abbeygate Street are literally a stone's throw. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS



Image St. Botolph's Chapel

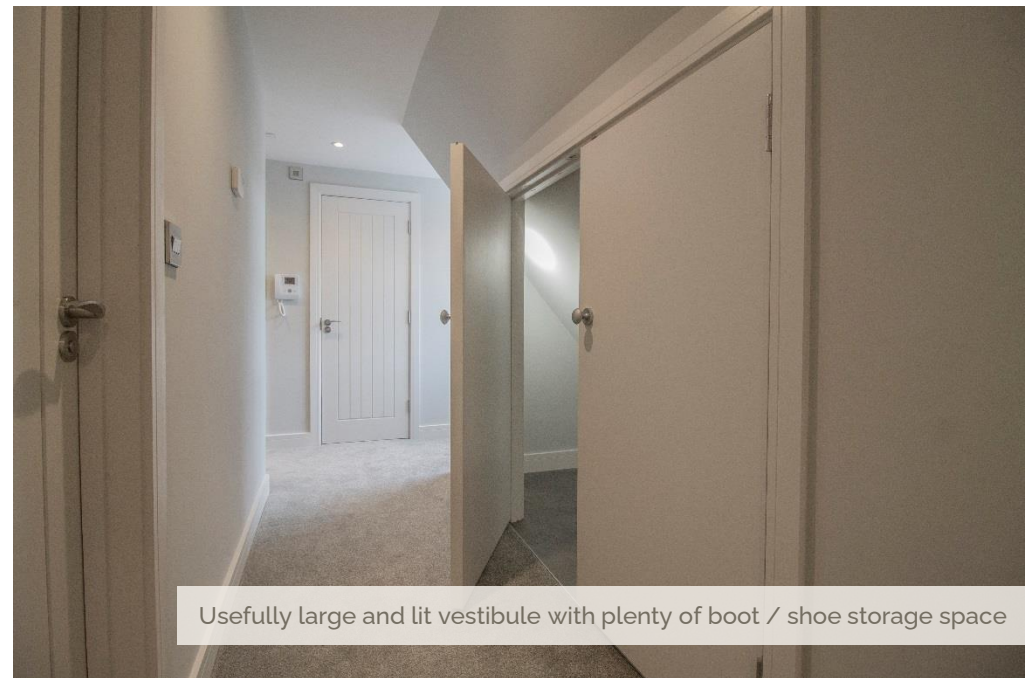
6 Lower Baxter Street is a newly converted period property well-blended with modern extensions on the corner site of an elegant 17th century property. It has been comprehensively remodelled to a high standard with well-considered features for the enjoyment of tenants. The versatile, well-appointed and fantastically arranged accommodation measures approximately 1202 ft² (111.7 m²) and is ideally suited for relocating professionals, retirees and visiting forces alike.

COMMUNAL ENTRANCE HALL LOBBY

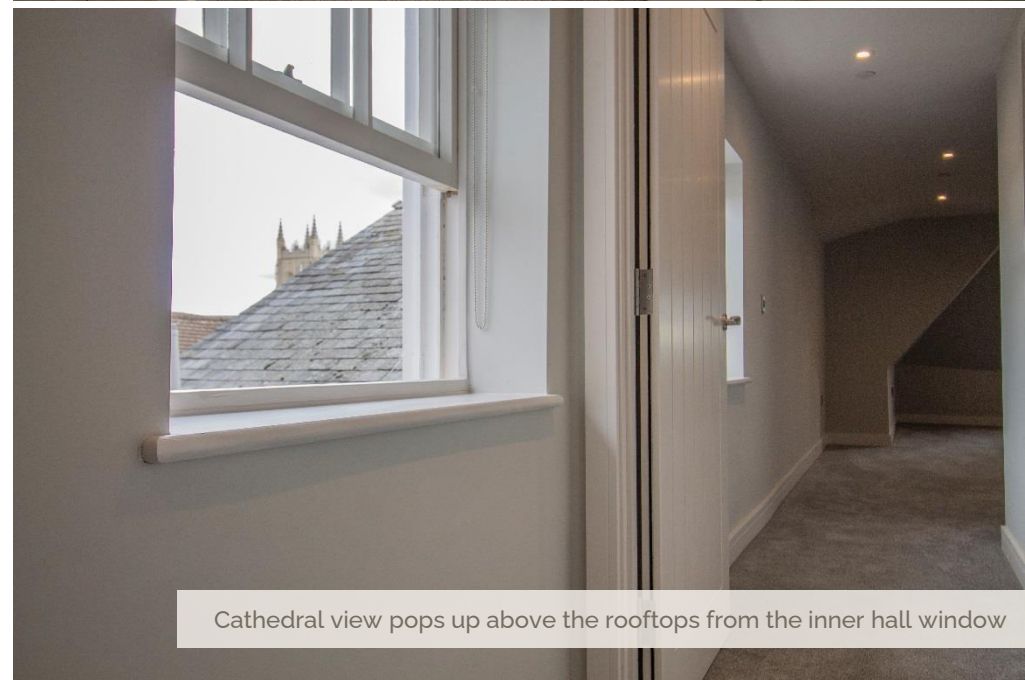
Glazed doors provide access to the street frontage and rear covered car parking area with designated space through electric doors via a secure video/audio entry phone system. A welcoming residence lobby area with lift and attractive late 17th century period stair with barley-sugar twist balusters rises to the top floor. Residents' bicycle rack.

ENTRANCE HALL

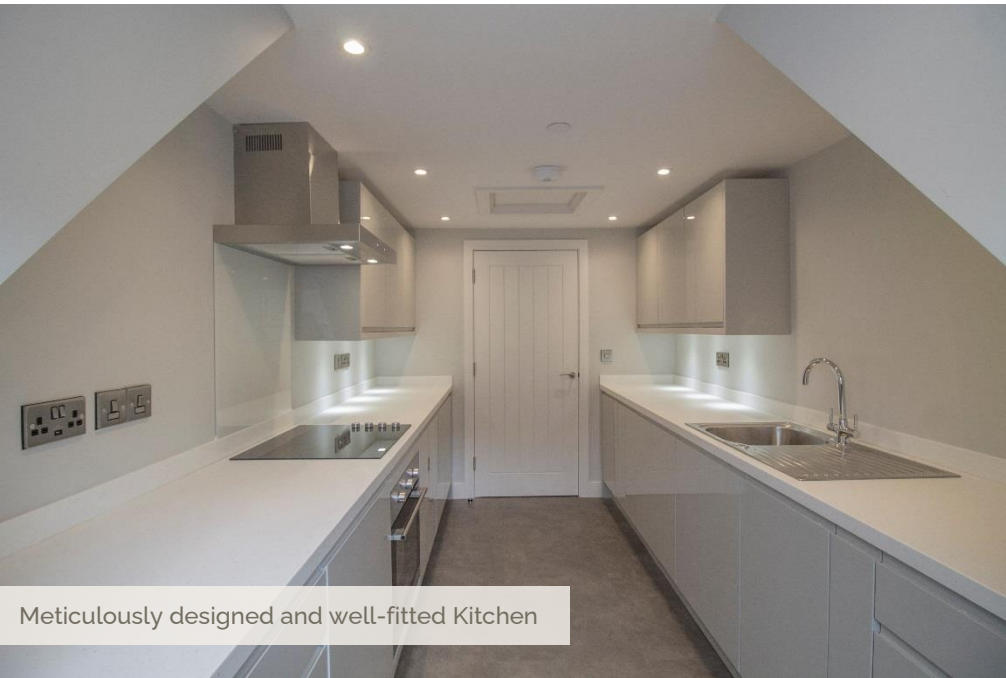
Opens into a light south-facing entrance hall with hipped dormer window fitted with roller blind while providing rooftop views and a useful recess. Video/audio entry phone system receiver. Thermostat. Large cupboard housing boiler and water cylinder. USB charging point. LED recessed lighting. Radiator. The space flows as an L-shape connecting all accommodation with doors to:



Usefully large and lit vestibule with plenty of boot / shoe storage space



Cathedral view pops up above the rooftops from the inner hall window



Meticulously designed and well-fitted Kitchen



CLOAKROOM

Comprising low-level dual flush wc, wall-mounted basin. Extractor fan. Mirror. Moduleo 'Jura Stone' luxury vinyl floor. Flush ceiling light. Radiator.

VESTIBULE

Double doors open to usefully large and lit vestibule with plenty of boot / shoe storage space.

INNER HALL

Window to rear rooftop aspect with view of Cathedral Millennium Tower. The L-shaped inner hall connects further accommodation with a runway of LED recessed lighting leading to:

VAULTED TRIPLE ASPECT LIVING ROOM 25'8" x 15'10" (7.83m x 4.82m)

The focal point of the property is the spectacular triple aspect loft living space with its three hipped dormer windows two sash and one casement all fitted with roller blinds that accentuate the angular ceiling. Two USB charging points, CAT 5 and TV point, Cable / Sky points. LED recessed lighting. On the rear elevation there are far-reaching views over historic Angel Hill town centre towards green spaces beyond.

KITCHEN 13'8" x 7'10" (4.17m x 2.40m)

A light and contemporary meticulously designed kitchen space with hipped sash dormer window to front aspect fitted with roller blind. Adding real impact to this modern space is the minimalist, sleek lacquered high-gloss grey style and soft closing handleless drawers and cupboards. Extensively fitted with a range of wall and base units beneath white worktops with LED task lighting above and a stainless steel sink and drainer with mixer tap inset. High quality Caple integrated appliances include washer/dryer, under counter fridge with ice box, dishwasher, electric single oven and grill and four ring induction hob with stainless cooking extractor above. USB charging point. Loft hatch. Moduleo 'Jura Stone' luxury vinyl floor. LED recessed lighting. Radiator.

BEDROOM ONE 13'9" x 13'1" (4.19m x 3.98m)

A generously sized bedroom with a hipped dormer sash window to the side aspect fitted with roller blind. TV point. Two USB charging points, CAT 5 and Cable / Sky points. LED recessed lighting. Radiator.

BEDROOM TWO 12'6" x 11'9" (3.81m x 3.57m)

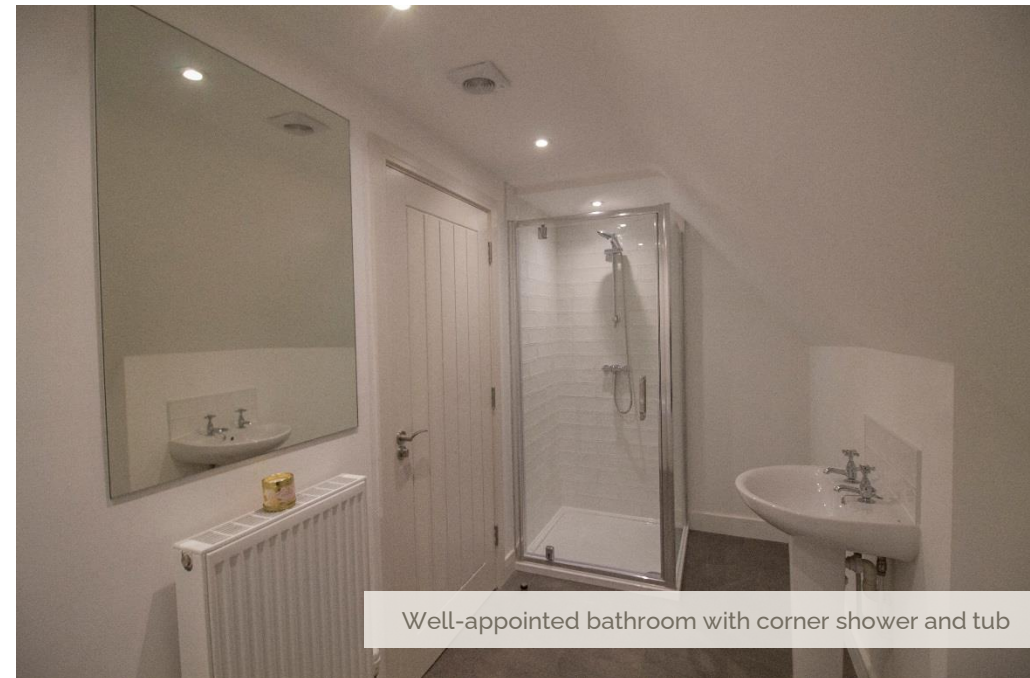
A large bedroom with a hipped dormer window to the front aspect fitted with roller blind. TV point. LED recessed lighting. Radiator.

BATHROOM 26'3" x 15'11" (7.99m x 4.85m)

Well-appointed bathroom comprising low level dual flush wc, pedestal basin, panelled bath and corner walk-in shower cubicle with glazed door and floor to ceiling metro tiles. Moduleo 'Jura Stone' luxury vinyl floor. Extractor fan. Large mirror. LED recessed ceiling lights. Radiator.



Light, airy and spacious bedroom one



Well-appointed bathroom with corner shower and tub



Beautiful rooftop vistas towards landmarks such as the Cathedral Tower, Abbey Gate and countryside beyond



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



(A14) 1 mile
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 43 miles)



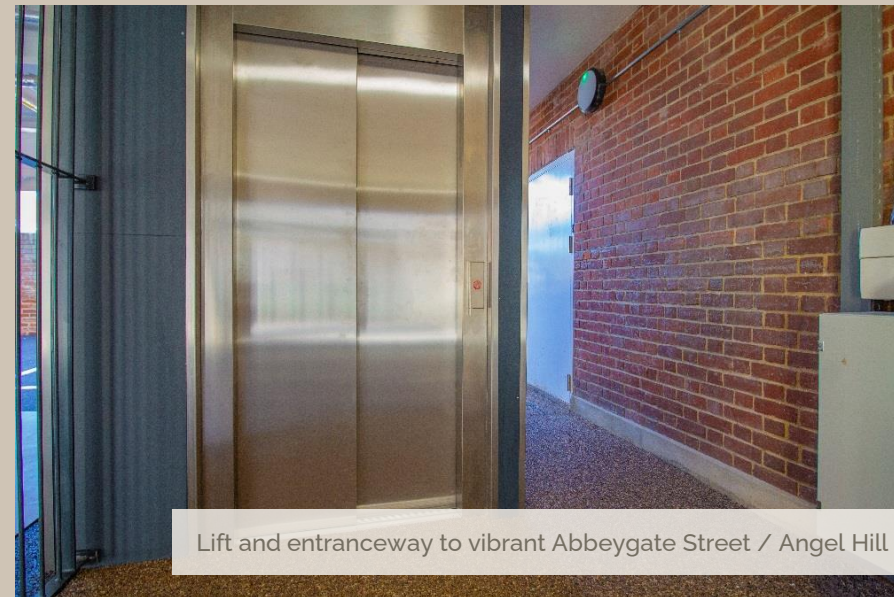
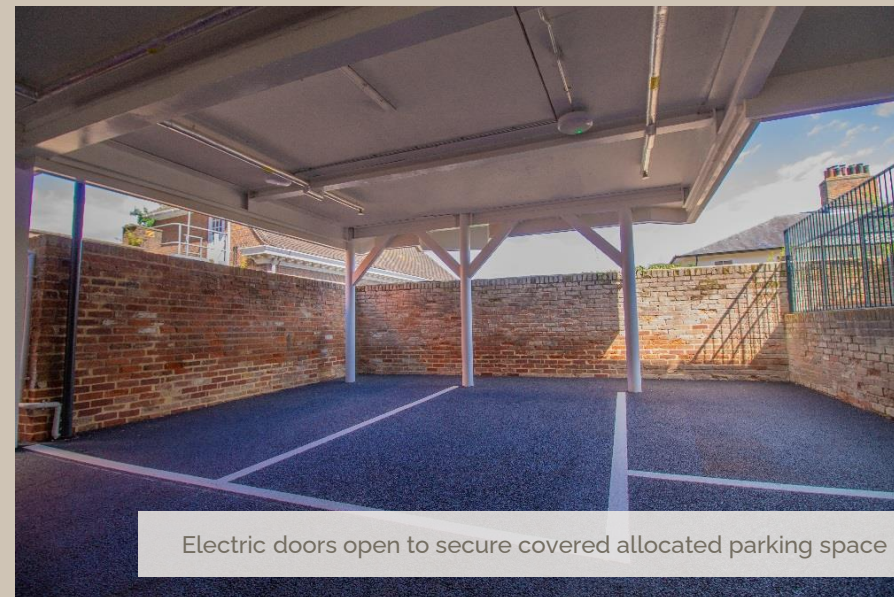
From Bury St. Edmunds
London Kings Cross
(105 mins)
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



From Bury St. Edmunds
London Stansted Airport
(1 hr/55 miles)
Cambridge International Airport
(37 mins/32 miles)



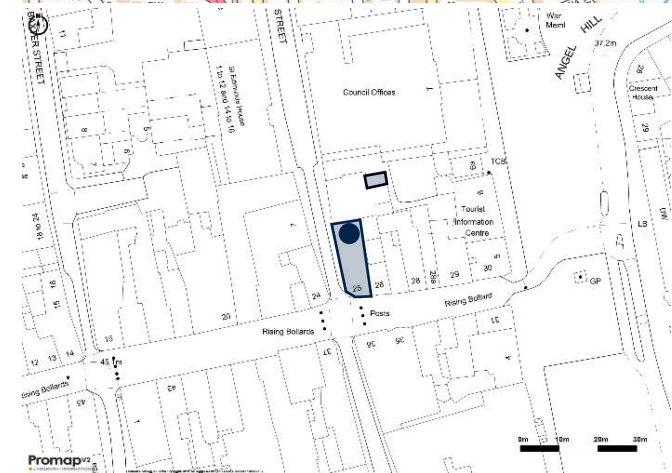
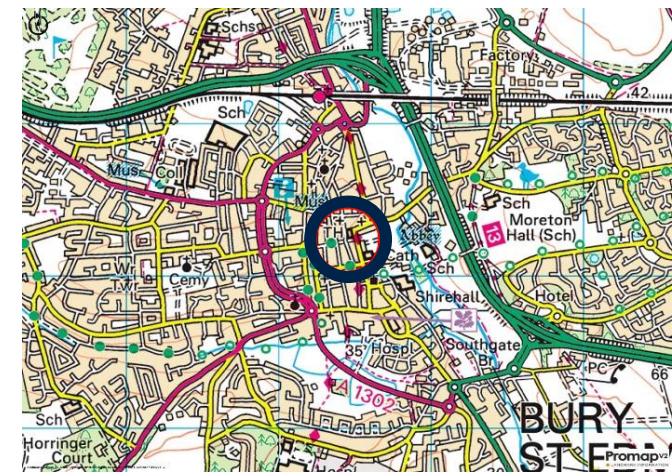
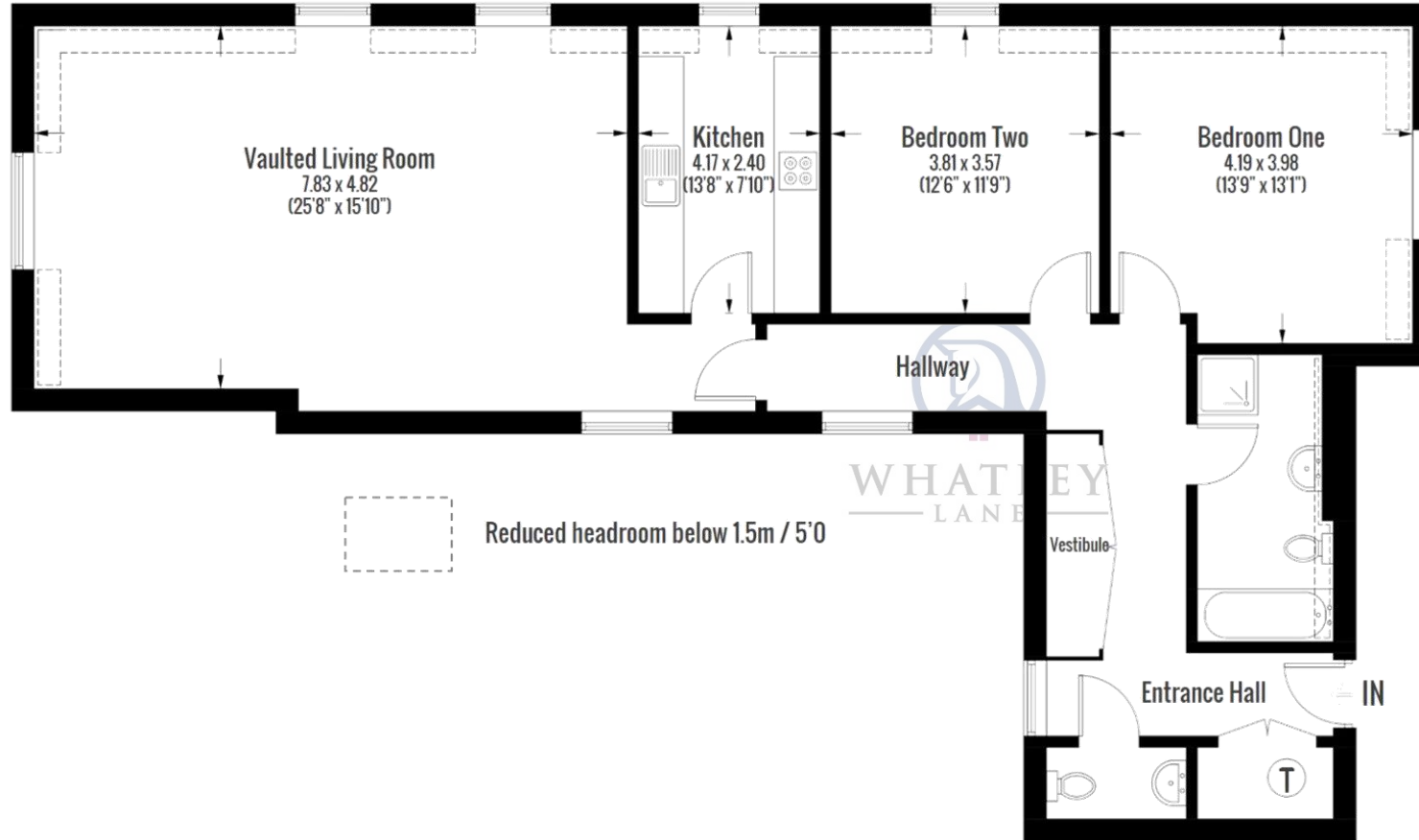
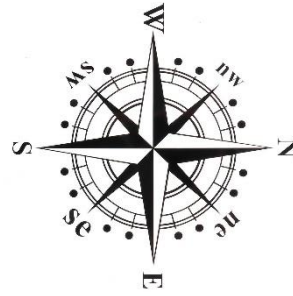
There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI Upper School (11-16).
University of Suffolk at West Suffolk College - Further Education.



FLOORPLAN

Approximate Gross Internal Area (GIA)

= 1202 ft² (111.7 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is offered to rent and is available to rent **25th Sep.**

SERVICES

Mains water, sewage and electricity. *Ecodan* renewable air source heating system. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Band D – £1,916.01 (2022/2023). *NB* USAF personnel exempt.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 2BE):

From London / Cambridge leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate street. Continue along and just before reaching the traffic lights at the end of Northgate street, turn right into Looms Lane. Continue along and turn left into Lower Baxter Street where the property can be found on the left hand side just before reaching Abbeygate Street marked **by our highly distinctive To Let board.**

From RAF Lakenheath / Mildenhall either follow the A1101 all the way directly to Weaver House (as above), or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (continue as above) until you see **our highly distinctive To Let board.**



Entrance to lift and secure covered parking



Bury St. Edmunds

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+44 (0) 1284 765 256
bury@whatley-lane.co.uk

Newmarket

13 High Street
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newmarket@whatley-lane.co.uk

Notting Hill

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nottinghill@whatley-lane.co.uk

www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

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