



# ALICIA COURT

Southgate Street | Bury St. Edmunds







Far-reaching panoramic views of the town centre and skyline with landmarks such as the Cathedral, Greene King brewery, St. Mary's church and Braddock's old Malthouse

# ALICIA COURT

BURY ST. EDMUNDS | SUFFOLK

- Three-bedroom townhouse in an elevated position with pleasant outlook & refurbished to a high standard
- Private residents' driveway leads to an allocated parking space
- Light, spacious living room, panoramic windows & full-width balcony
- Open-plan kitchen/breakfast room, fully fitted & with American fridge/freezer
- Well-appointed bathroom & en-suite shower room
- Ideal setting; exceptional town centre convenience within historic Bury St. Edmunds & A14 ease-of-access
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Useful downstairs cloakroom, entrance hall, storage & utility room
- Good-sized low maintenance courtyard garden & external bicycle/bin store
- **\*\*Good news; pet-friendly landlord!\*\***

## Fully refurbished, three bedroom townhouse with off-street parking & south-facing courtyard garden

Positioned in an elevated and secluded yet exceptionally convenient location is this unique three-bedroom townhouse, which has undergone a thorough refurbishment by its landlord. Well-planned accommodation over three floors including a large living space with full-width balcony providing and panoramic floor-to-ceiling windows that boast breath-taking views across a far-reaching skyline. The large open-plan kitchen/dining area has been fitted to a high standard and makes the most of its L-shape design with south-facing sliding doors and adjacent utility room. The south-facing bathroom and en-suite shower room on the upper floors let in plentiful natural light. Downstairs cloakroom and good storage.

Situated just off a prime residential street, a private residents' driveway provides vehicular access to coveted allocated parking. There is a good size low maintenance south-facing courtyard garden to the rear of the property with a large paved terrace in addition to a useful outside bicycle / bin store. Of particular note is the incredibly peaceful setting.

No.2 Alicia Court is perfectly located in a desirable residential area, moments from the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access from Southgate Street. Cambridge is easily accessible as are RAF Lakenheath and Mildenhall. Refer to our Situation page to discover Suffolk.



# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

No.2 Alicia Court displays extremely well-planned features for the enjoyment of tenants following comprehensive refurbishment to a very high standard. The versatile, well-appointed and superbly arranged accommodation measures approximately 1146 ft<sup>2</sup> (106 m<sup>2</sup>) which will suit a broad range of tenants – all who require parking, town convenience with the bonus of skyline views.

## Ground Floor living

### ENTRANCE HALL

Door with full length privacy glass opens into Entrance Hall. Window to front aspect with privacy glass. Cloak hooks. Cupboard housing gas meter. Thermostat. Fuse box. Vinyl oak wood effect floor. Ceiling pendant light. Radiator. Stairs and door to:

### CLOAKROOM

Wall-mounted basin. Low level dual flush wc. Vinyl oak effect floor. Extractor fan. Radiator.

### APARTMENT RECEPTION HALL 15'9" x 15'8" (4.79m x 4.78m)

Window to courtyard garden aspect with fully fitted roller blind. Completely refurbished kitchen/breakfast room to a very high standard. The L-shaped kitchen space is extensively fitted with white matt wall and base units featuring brushed steel handles beneath a granite effect L-shaped worktop. 1½ stainless steel sink and drainer inset with mixer tap. Integrated appliances include: dishwasher, *Lamona* oven/grill, *Lamona* four ring ceramic hob with stainless steel extractor fan above and stainless steel splash back. Full-height *Kenwood* American-style stainless steel fridge/freezer with water dispenser. Cupboard housing *Baxi* combi-boiler. Vinyl oak wood effect floor. A glazed sliding door with fully fitted blinds opens into the south-facing courtyard garden. A further door opens to understair storage with shelf. LED recessed lighting. Door to:

### UTILITY ROOM

Useful space fitted with deep shelf and space and plumbing for washing machine and vented dryer.



Large south-facing kitchen/breakfast room with American fridge/freezer



Light and spacious living room with full-width balcony and panoramic views



Spacious master bedroom with built-in wardrobes



Large well-appointed and fully tiled south-facing bathroom suite

## First Floor living

### **OPEN-PLAN LIVING** 15'9" x 15'3" (4.79m x 4.66m)

Stairs rising to an impressive split level space with a series of panoramic floor-to-ceiling window fenestration fully fitted with blinds enjoy incredible far-reaching views across the skyline towards the Cathedral tower beyond while letting in a great amount of natural light. Door leading to a large balcony with seating for two and table. TV and phone points. Carpeted. LED recessed lighting. Two radiators.

### **BEDROOM THREE / STUDY** 9'6" x 9'1" (2.89m x 2.79m)

Window to rear south-facing aspect fitted with blind. Built-in wardrobe with double doors, shelf and hanging rail. Carpeted. Ceiling pendant light with shade. Radiator. Door to:

### **EN-SUITE**

Privacy glazed window to rear south-facing aspect fitted with roller blind. Double tray shower with shower attachment, glazed sliding door fully tiled. Pedestal basin with mixer tap. Low level dual flush wc. Extractor fan. Full-height heated towel rail. Vinyl floor. Ceiling pendant light with shade. Radiator.

## Second Floor living

### **LANDING**

Landing area with door to cupboard fitted with shelf. Loft hatch. Ceiling pendant light. Doors to:

### **BEDROOM TWO** 12'10" x 9'5" (3.92m x 2.87m)

Large double bedroom with window to rear aspect fitted with blind. Built-in wardrobe with double doors, shelf and hanging rail. Carpeted. Ceiling pendant light with shade. Phone point. Radiator.

### **BEDROOM ONE** 15'8" x 11'5" (4.78m x 3.49m)

A very spacious master bedroom with two windows boasting fantastic and interrupted views across the skyline towards the Cathedral beyond. Large built-in wardrobe with double doors and shelf. Further wardrobe. Useful recess. Phone point. Carpeted. Ceiling pendant light with shade. Radiator.

### **BATHROOM**

A large and well-appointed bathroom with floor to ceiling tiles. Privacy glazed window to rear south-facing aspect fitted with roller blind. A suite comprising corner P-shaped panelled bath with sliding glazed door and shower attachment, low-level dual flush wc, pedestal wash basin with mixer tap. Extractor fan. Full length heated towel rail. LED recessed lighting. Vinyl floor.





Braddock's Maltings, Southgate Street

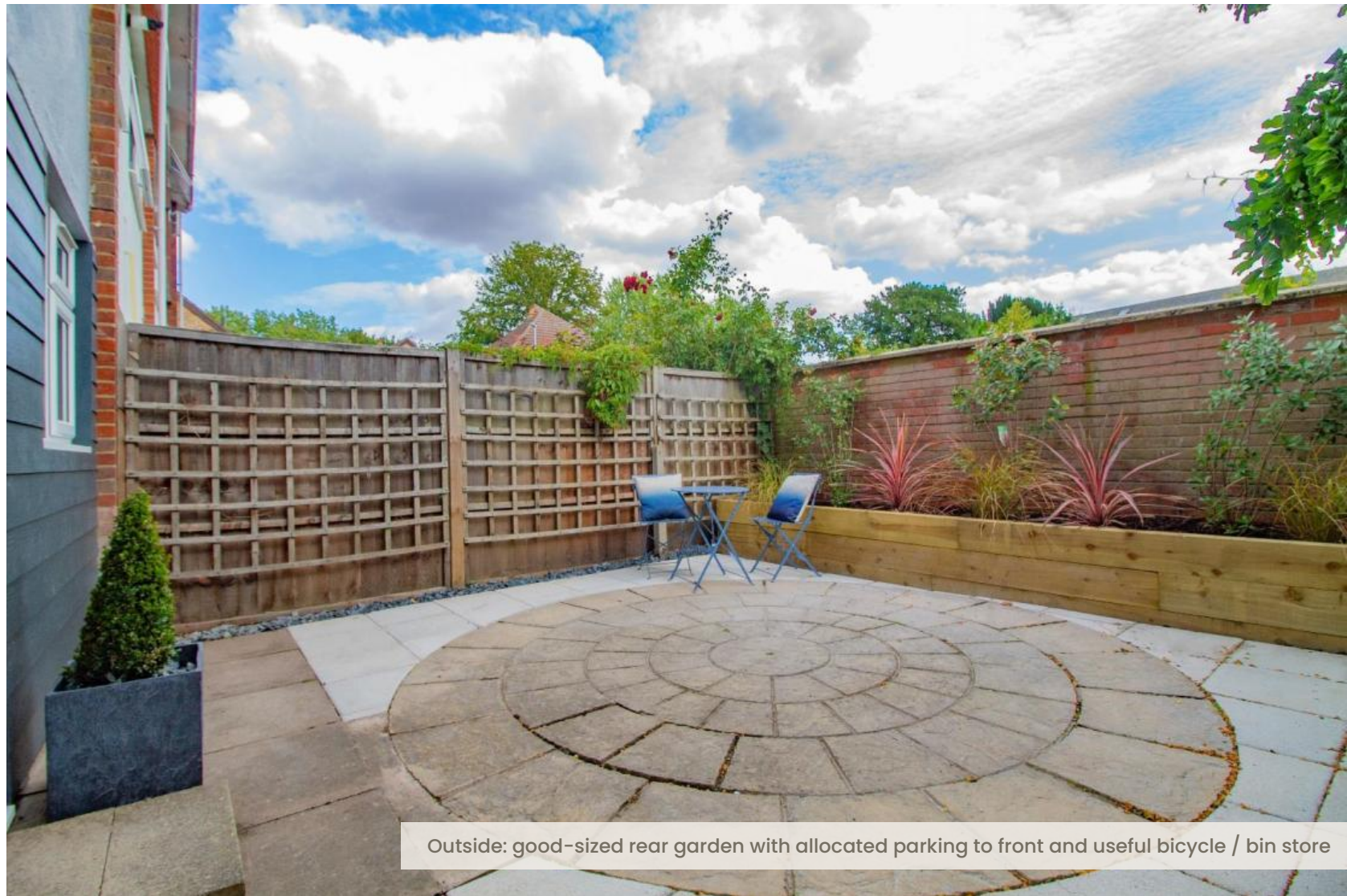
## PROVENANCE

In 1821 there were three large breweries in Bury St. Edmunds, by the standards of the time. These were breweries which made beer to sell, not only to the public, but to other public houses and inns for re-sale. One such firm was Henry Braddock's Southgate Brewery, which had their own maltings adjacent to the brewery – a defining feature of the setting today.

From the rear elevation of Alicia Court a bell tower can be viewed in the distance at was once a school and famously the girls school as referred to in Charles Dicken's 'Pickwick Papers' (1836).

## COURTYARD GARDEN & PRIVATE RESIDENTS' PARKING

A large private residents' courtyard area creates a welcome approach with allocated parking. The front garden is brick paved with lawn. Moreover, a large balcony enjoys panoramic views into the distance. To the rear is a fully enclosed and paved south-facing courtyard garden, ideal for al fresco dining and with little maintenance required. Thoughtfully landscaped sleepers create a raised bed and ideal perch. Useful outdoor store for bins / bicycles. Front and rear outdoor lamps.



Outside: good-sized rear garden with allocated parking to front and useful bicycle / bin store





## 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



Angel Hill town centre (walk)	4 mins
(A14)	1.2 miles
A11 (M11)	20 (30) miles
Newmarket	18 miles
Ipswich	25 miles
Cambridge	31 miles



*Suffolk Heritage Coast*  
Aldeburgh  
(65 mins / 44 miles)



*From Bury St. Edmunds*  
London Kings Cross  
(97 mins)  
*From Cambridge*  
London Liverpool Street  
(129 mins)  
Cambridge  
(57 mins)



London Stansted Airport  
(1 hr / 40 miles)  
Cambridge International Airport  
(49 mins / 35 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
Private includes: Culford School (1-19); South Lee School (2-13).  
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).  
University of Suffolk at West Suffolk College – Further Education.



Balcony with seating for two and table



Low maintenance rear courtyard garden with raised bed



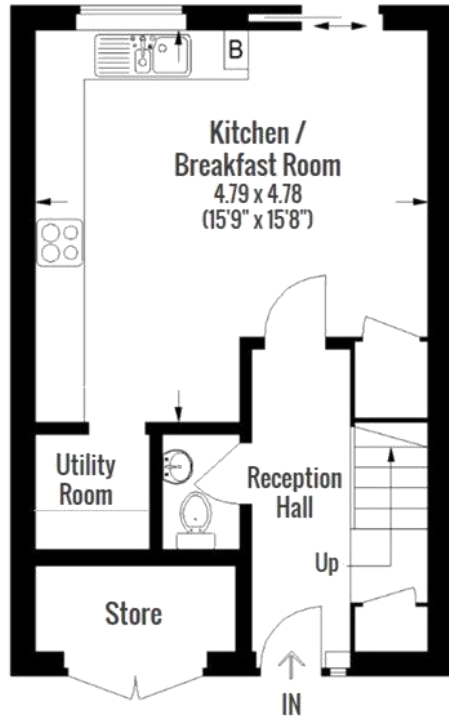
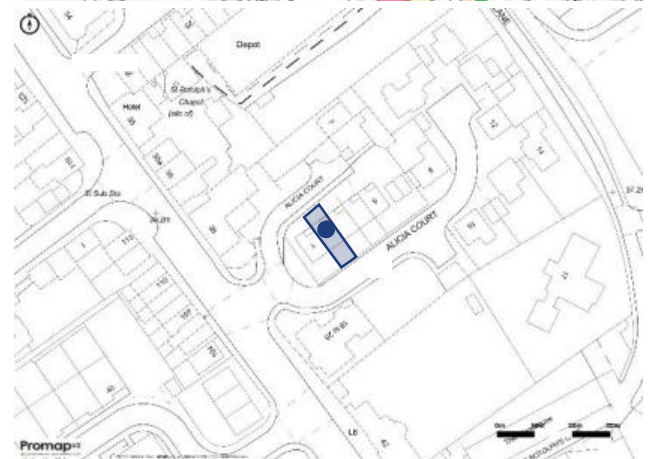
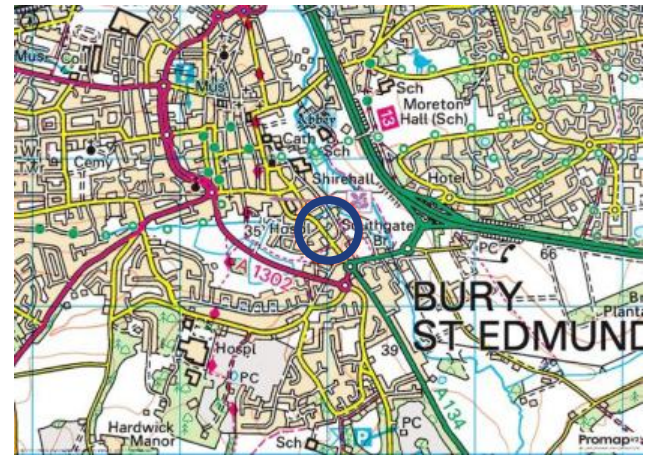
# FLOORPLAN

Approximate Gross Internal Area

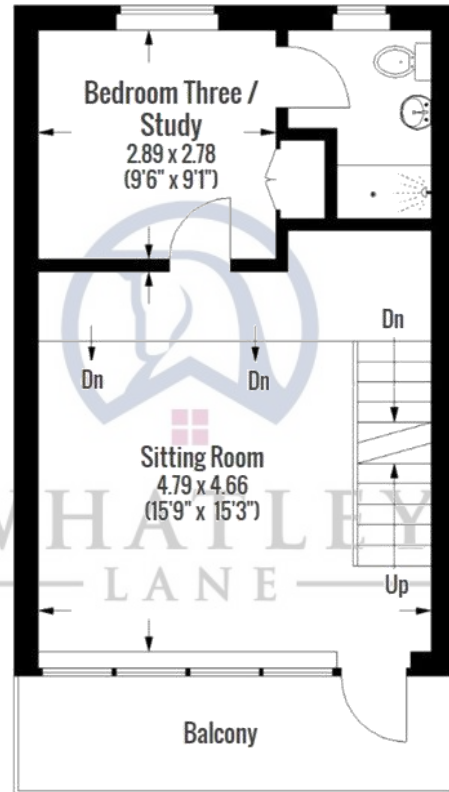
= 1146 ft<sup>2</sup> | 106.5 m<sup>2</sup>

Store = 31 ft<sup>2</sup> | 2.9 m<sup>2</sup>

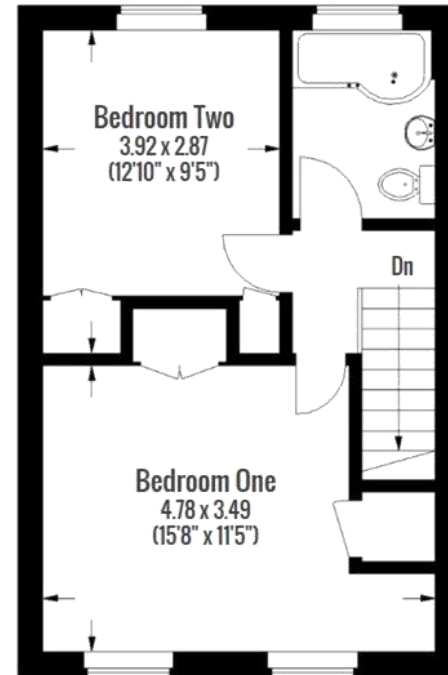
Total = 1177 ft<sup>2</sup> | 109.4 m<sup>2</sup>



Ground Floor



First Floor



Second Floor

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 07 April 2021.

## SERVICE

Mains water, drainage, electricity. Gas-fired central heating.

AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band C – £1,593.28 (2020/21) NB. Charge exempt for USAF.

## 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 2BB):

**From London/Cambridge (by car)** 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 44, signposted 'Bury St. Edmunds East' and follow the 'Town Centre/A134 Sudbury' signposts. Passing the BP Garage and Bury Rugby Club on your right, take the third exit at the roundabout into Southgate Street. The entranceway to Alicia Court parking can be found 150 metres on the right hand side.

**From RAF Lakenheath/Mildenhall (by car)** either follow the A1101 all the way directly into Northgate Street, passing through the town centre into Southgate Street, or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 44 (continue as above).

**From the town centre (on foot)** leave the Market Square, proceed in a southerly direction along Southgate Street where Alicia Court will be found on your left hand side as the road begins to ascend.



## Bury St. Edmunds

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[www.whatley-lane.co.uk](http://www.whatley-lane.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.countrylife.co.uk](http://www.countrylife.co.uk)

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