



REGENCY PLACE

Bury St. Edmunds | Suffolk



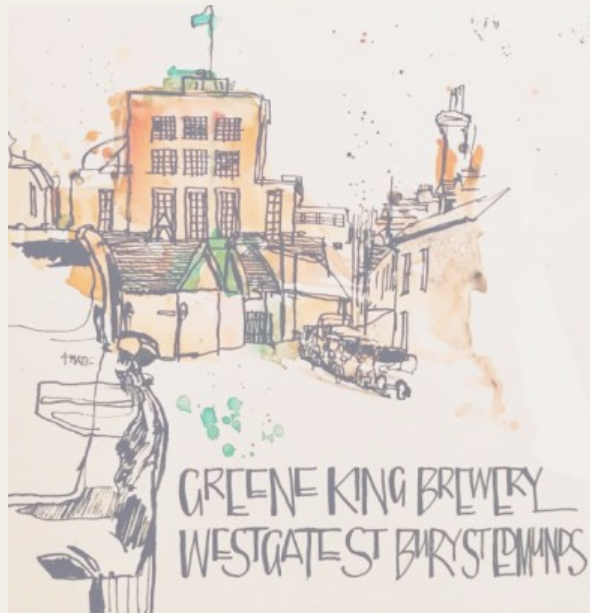


Light and airy open-plan living / dining room with elegant accent lighting and double glazed sash windows

5 REGENCY PLACE

BURY ST. EDMUNDS | SUFFOLK

- Elegant two-bedroom period-style apartment with light & excellently well-specified accommodation
- Desirable location on the fringe of the medieval grid with the vibrant town centre a stone's throw away & A14 ease-of-access
- Sleek kitchen extensively fitted with integrated high-end appliances
- Private residents' allocated off-street covered parking with visitor bays & bike store
- Light & airy open-plan living / dining room
- Contemporary bathroom suite & en-suite shower room
- Highly accessible with lift access to top floor
- Multi-zone underfloor heating throughout



Two-bedroom apartment living in exclusive development with town centre convenience, off-street allocated covered parking and lift access

Forming part of an exclusive development of homes, this elegant apartment is immaculately presented and occupies an enviable situation close to the town centre on the fringe of the desirable medieval grid. Finished to an exceptionally high standard throughout, the design and construction reflect a traditional building style, reminiscent of a cluster of Georgian town houses. Behind its street frontage, is light, spacious and contemporary accommodation combined with modern efficiencies. Multi-zone underfloor heating throughout, sleek kitchen extensively fitted with high-end appliances, large hallway connecting an airy open-plan living and dining area, exceptionally well-appointed bathroom and en-suite shower room leading off a generous master bedroom.

Of particular note is its discreet position off one-way Maynewater Lane, a top floor elevated position with open views, private residents' covered allocated parking and visitor bays with bike store – all within walking distance of the town centre.

5 Regency Place is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated moments from arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall and Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. Excellent A14 access is afforded via Southgate Street.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

ENTRANCE HALL LOBBY

Entrance door from the rear of the property provides access to the car parking area with designated spaces via a secure video/audio entry phone system. A welcoming residence lobby area with lift and stairs to first floor.

HALLWAY

A spacious entrance hall with doors to storage cupboard with shelving housing water cylinder. Secure video entry phone system. Loft access. Zoned underfloor heating and LED recessed lighting.

OPEN-PLAN LIVING / DINING ROOM

A light and airy living space with two sash windows to side aspect fitted with roller blinds and curtain poles. Dimmable wall accent lighting. TV, DAB and SAT/CABLE points. Zoned underfloor heating and LED lighting.

KITCHEN

A sliding door from the living / dining room reveals a sleek contemporary kitchen with sash window to rear aspect fitted with roller blind. High gloss grey base and wall units with granite effect work surfaces, Franke ceramic sink and drainer with mixer tap inset and task lighting above. Integrated high-end appliances include dishwasher, fridge/freezer, four ring induction hob with stainless splash back and extractor, dual microwave oven and oven/grill – all by Smeg. Beko washer / dryer. Zoned underfloor heating beneath a tiled floor and LED recessed lighting.





Large dual-aspect master bedroom with built-in wardrobe

BEDROOM ONE

A generous dual aspect master bedroom with built-in wardrobe fitted with shelve and hanging rail. Sash windows fitted with roller blinds and curtain poles. Phone point. Zoned underfloor heating and dimmable LED recessed lighting. Door to:

EN-SUITE SHOWER ROOM

A sumptuous en-suite with window to rear aspect fitted with roller blind comprising large walk-in rain shower with shower attachment, low level wc, wall-mounted basin with mixer tap and vanity unit below. Extractor fan. Heated towel rail. Mirror with light and shaver point. Glazed corner shelves. Floor to ceiling tiles fitted throughout and tiled floor with underfloor heating.

BEDROOM TWO

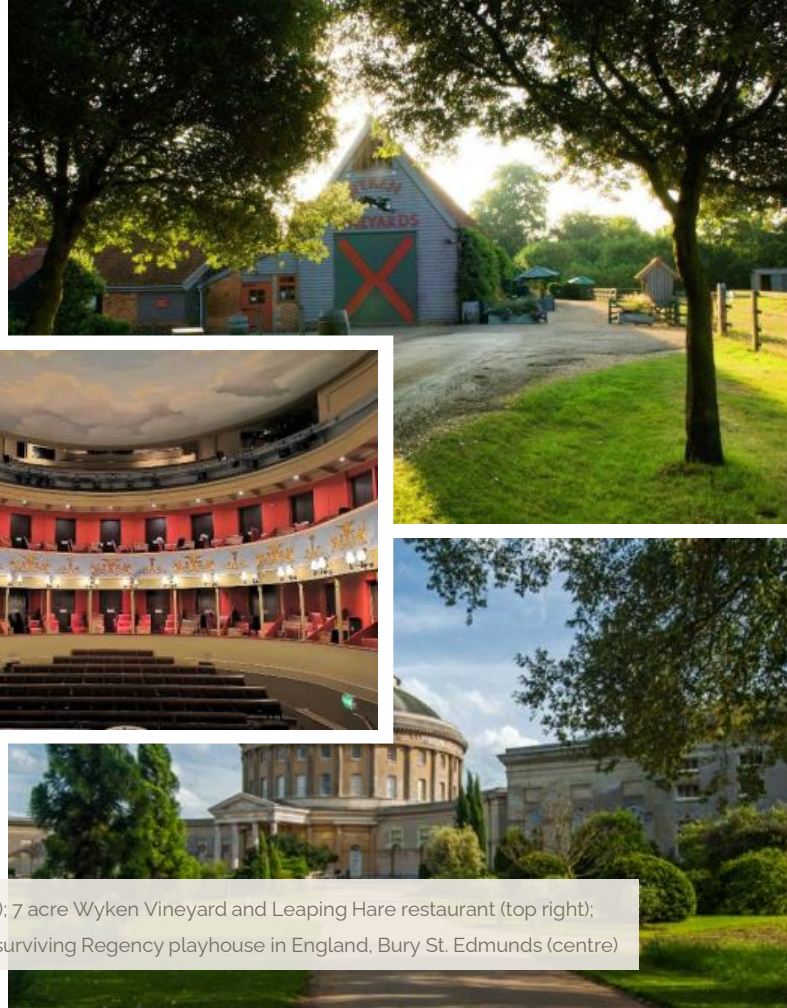
Double bedroom with sash window to side aspect fitted with roller blind. Phone point. Zoned underfloor heating and dimmable LED recessed lighting.

BATHROOM

Well-appointed bathroom suite comprising paneled bath with glazed shower screen and shower attachment, low level wc, wall-mounted basin with mixer tap and vanity unit below. Extractor fan. Heated towel rail. Mirror with light and shaver point. Floor to ceiling tiles and tiled floor with underfloor heating.



Sumptuous en-suite with a walk-in rain shower



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



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 / 44 miles)



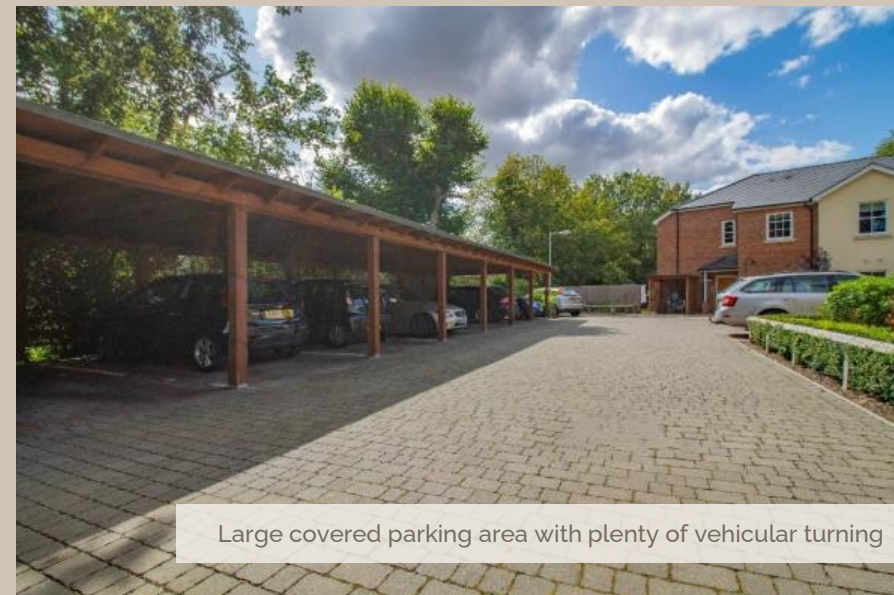
From Bury St. Edmunds
London Kings Cross
(105 mins)
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



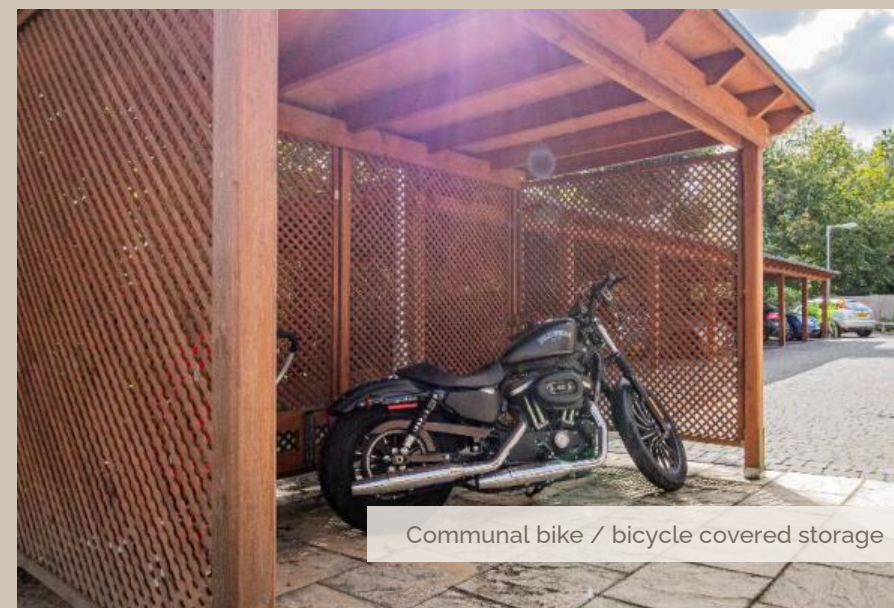
London Stansted Airport
(1 hr / 40 miles)
Heathrow Airport
(2 hrs / 95 miles)



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.



Large covered parking area with plenty of vehicular turning



Communal bike / bicycle covered storage

GENERAL INFORMATION

TENURE

Property is available to rent **NOW**.

SERVICE

Mains water, drainage, electricity. Agent's note: none of these services have been tested.

LOCAL AUTHORITY

. Edmundsbury District Council (01284 763 233)

Tax band C – £1,703.12 (2022/23) NB. USAF personnel exempt.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 2FD):

From London/Cambridge/Newmarket (by car) exit 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 West' Take the A134 and follow signposts to the town centre, at the third roundabout head north into Southgate Street and follow the road until merging into Maynewater Lane. 5 Regency Place can be found 50 metres on the left hand side marked by our To Let board.

From the town centre (on foot) leave the Market Square, proceed south down Whiting Street then cross over Churchgate Street continuing down Whiting Street, then turn left into Westgate Street (passing the Theatre Royal on your right and Greene King brewery museum on your left). Follow the road round into Maynewater Lane. 5 Regency Place can be found 150 metres on the right hand side marked by our To Let board.



Bury St. Edmunds

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Newmarket

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www.rightmove.co.uk

www.countrylife.co.uk

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