



GUILDHALL STREET
Bury St. Edmunds | Suffolk



GUILDHALL STREET

BURY ST. EDMUNDS | SUFFOLK

- One-bedroom top floor converted apartment – only 25 mins commute to RAF Lakenheath & Mildenhall
- Well-appointed kitchen & shower room
- **Blinds and curtains are fitted throughout**
- Central location within historic Bury St. Edmunds, close to parkland, town centre walking distance & A14 ease-of-access
- Spacious & light living room & bedroom

Converted apartment situated in the heart of the historic town centre for ultimate convenience

Positioned above an art gallery is this one-bedroom apartment conversion. Arranged over two floors in addition to an entrance hall at ground level, the property was refurbished by the landlord to include a living room, well-appointed kitchen, bedroom and shower room.

Tenants can enjoy a stroll along Churchgate Street to the award-winning verdant Abbey Gardens with its beautiful parkland setting and newly laid tennis courts – all only a very short walk away. Zone D permit parking is in operation along the one-way street.

7a Guildhall Street is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. Excellent A14 access is via Westgate Street. Refer to our Situation page to discover more.



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

7a Guildhall Street displays period features combined with modern tenant comforts. The well-appointed and configured accommodation measures approximately 591 ft² (54.9 m²) and will suit a broad range of tenants, whether professionals or our visiting USAF.

ENTRANCE HALL

Six panelled front door opens into the entrance hall with stairs to First Floor. Pendant light.

SITTING ROOM 13'9" x 11'3" (4.20m x 3.43m)

Pair of sash windows to front aspect fitted with curtain rails. TV and phone point. Pendant light.

KITCHEN 10'1" x 9'7" (3.08m x 2.92m)

With privacy glazed window to rear aspect fitted with a roller blind, the kitchen is fitted with a range of solid wood wall-mounted and base cabinetry with wine storage arranged in a L-shape layout. Preparation surfaces with tiled backsplash incorporate a stainless sink and drainer with mixer tap. Integrated appliances include: stainless steel top oven / grill, bottom fan assisted oven and electric four ring hob. Space and plumbing for a washing machine and condenser dryer or dishwasher. Space for fridge/freezer. Extractor fan. Recessed lighting. Wood effect vinyl floor.





Bedroom

BEDROOM 13'9" x 11'3" (4.20m x 3.43m)

With a pair of sash windows to front aspect, fitted with curtain rails, it is a light, airy and spacious bedroom. Pendant light.



Shower Room

SHOWER ROOM

With privacy window to rear aspect, the shower room suite comprises a shower cubicle, wall-mounted basin with mixer tap and concealed dual-flush wc. Extractor fan. Mirror. Flush ceiling light. Vinyl floor.





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



Market Square (town centre walk) ½ min
A14 1 mile
A11 (M11) 20 (30) miles
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



From Bury St. Edmunds
London Kings Cross
(110 mins)
London Liverpool Street
(117 mins)
Cambridge
(41 mins)



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

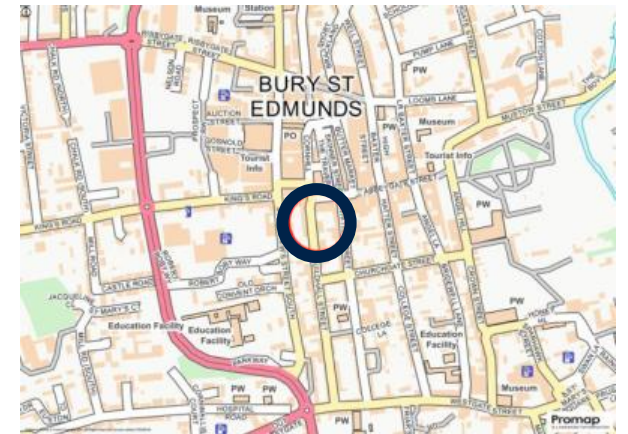
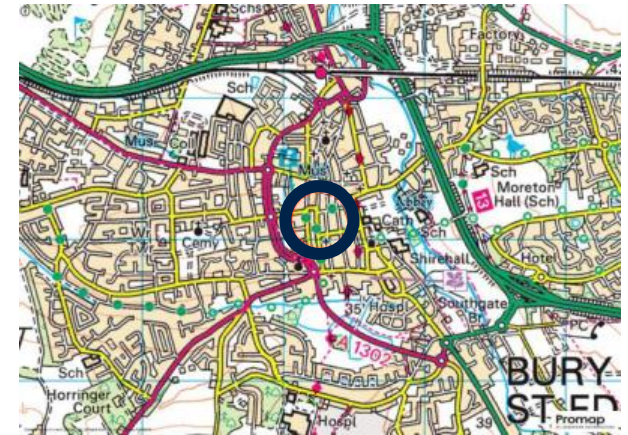


Nearby former town Corn Exchange

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

591 ft² (54.9 m²) = Total



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

Property is available to rent from the 28th April 2023.

SERVICES

Mains electricity, drainage and water. Electric heating.

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

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band B – £1,490.23 (2022/23) NB Charge exempt for visiting USAF.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole letting agent:

Whatley Lane. If there is anything of particular importance, please

contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1PR):

From London / Cambridge / Newmarket (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 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 turning into Westgate Street passing the Theatre Royal on your left hand side. Turn right into College Street, left into Churchgate Street and then right into Guildhall Street and No.7a is 150 metres along the street on the right hand side.

From RAF Lakenheath / Mildenhall (by car) either follow the A1101 all the way directly to Walpole 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 (as above).

From the town centre (on foot), leave the Market Square with the Corn Exchange behind you and continue along onto Guildhall Street where No.7a can be found 30 metres on the left-hand side.



Bury St. Edmunds

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www.countrylife.co.uk

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