



# PALMERS

HOUSE



## BURY ST EDMUNDS

8 individual 2-bedroom apartments





No 15 Cornhill



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Located just a short walk from Abbey Gardens in the centre of Bury St Edmunds.

The apartments are designed to maximise the available space, to a high specification and are complete with quality fittings.

Whether you are downsizing, looking for a rental investment, or wanting to take advantage of the benefits of Town Centre living, Palmers House lets you create the comfortable home of your choice.

The local area offers glorious countryside and landmarks, the 14-acre Abbey Gardens provide a beautiful place to relax, with its colourful displays of flowers, it is a stunning backdrop to Suffolk's only cathedral, a centre of pilgrimage for centuries.

In next to no time you can be out of town, into the countryside towards vibrant Ipswich, historic Norwich and Cambridge city centre, as well as the stunning North-Norfolk coastline.

\* Please note that the images in this publication are from the developers, Commercial Development Projects, completed projects. Wardrobes are not included.





# BURY ST EDMUNDS - HISTORY ON YOUR DOORSTEP

Bury St Edmunds - the home of Saint Edmund, the original Patron Saint of England - offers award-winning food and drink, fantastic shopping, the arts, annual festivals and stunning parks.

The magnificent St Edmundsbury Cathedral stands among the ruins of the Abbey of St Edmund in the stunning 14-acre Abbey Gardens. Known as Suffolk's foodie town, Bury St Edmunds is home to Greene King, award-winning restaurants and the only Michelin-starred restaurant in Suffolk, as well as the impressive weekly produce market.

There are varied dining offerings with favourite chain restaurants such as Nandos, Cote Brasserie and Bills, alongside independent cafés, tea shops and eateries including Pea Porridge restaurant and The Nutshell, reputedly Britain's smallest pub, there is an offering to suit all tastes.

There is an excellent selection of shops, from high street brands to independent stores and the stunning Arc Shopping Centre hosts Next, Joules and Pandora, as well as Costa Coffee, Carluccios and Byron Burgers.

Bury St Edmunds not only offers a colourful night-scene with wine bars, pubs and the award-winning Theatre Royal and The Apex music venue, but also offers a modern Leisure Centre, Bury St Edmunds golf club as well as football, rugby and hockey clubs.

Local schools are excellent and the growing opportunities in IT, financial, research and development and retail service, alongside the 57-acre Suffolk Business Park, has a varied and buoyant jobs market.



Bury St Edmunds Abbey



River Lark



Abbey Gardens



Abbey Gate



Arc Shopping Centre





## Typical Apartment Specification

### General

- Electric central heating system
- Telephone outlets (subject to connection by purchaser)
- Digital Satellite (Sky Q, Freesat & HD), Digital Terrestrial TV (Freeview HD), FM Radio and DAB signals into each apartment (subject to connection by purchaser)
- LED down lighters to all rooms
- Self-contained smoke alarms
- Luxury Amtico flooring to kitchen & bathroom areas
- Video intercom system from communal entrances to apartments
- External lighting to communal entrances
- Cycle rack & bin store
- Wall-mounted letter boxes located in ground-floor common area

### Electrical

- Sockets and switches in a chrome finish
- Electrical wall fittings to lounge and hallway in a chrome finish

### Doors

- Colonial 6-panel white finish
- Stainless steel finish contemporary internal door handles

### Kitchens

- Electric single oven
- Induction hob
- Stainless-steel recirculating extractor hood c/w charcoal filters
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Under-cabinet LED down lights
- Contemporary chrome monobloc tap
- Contemporary stainless-steel sink bowl & half drainer
- Quartz worktops
- Kitchens by Howdens, Clerkenwell Gloss White range

### Decoration and Carpets

- Brilliant white matt-finish ceilings
- Brilliant white matt-finish walls
- Satin white internal woodwork
- Carpets to hallways, living/dining, cupboards & bedrooms
- Mat wells at communal door entrances
- OGEE 18mm x 70mm white gloss-finish architraves
- OGEE 18mm x 170mm white gloss-finish skirting



### Legals

Service charge - tbc per sq.ft per annum to include

- Managing agents fees
- Lighting
- Cleaning and maintenance of all common parts including lift
- property insurance

### Warranties

- 10-year Global Home Warranties Ltd - new home warranty

### Tenure

- New 125 year lease
- Ground rents c. £150/200 per annum



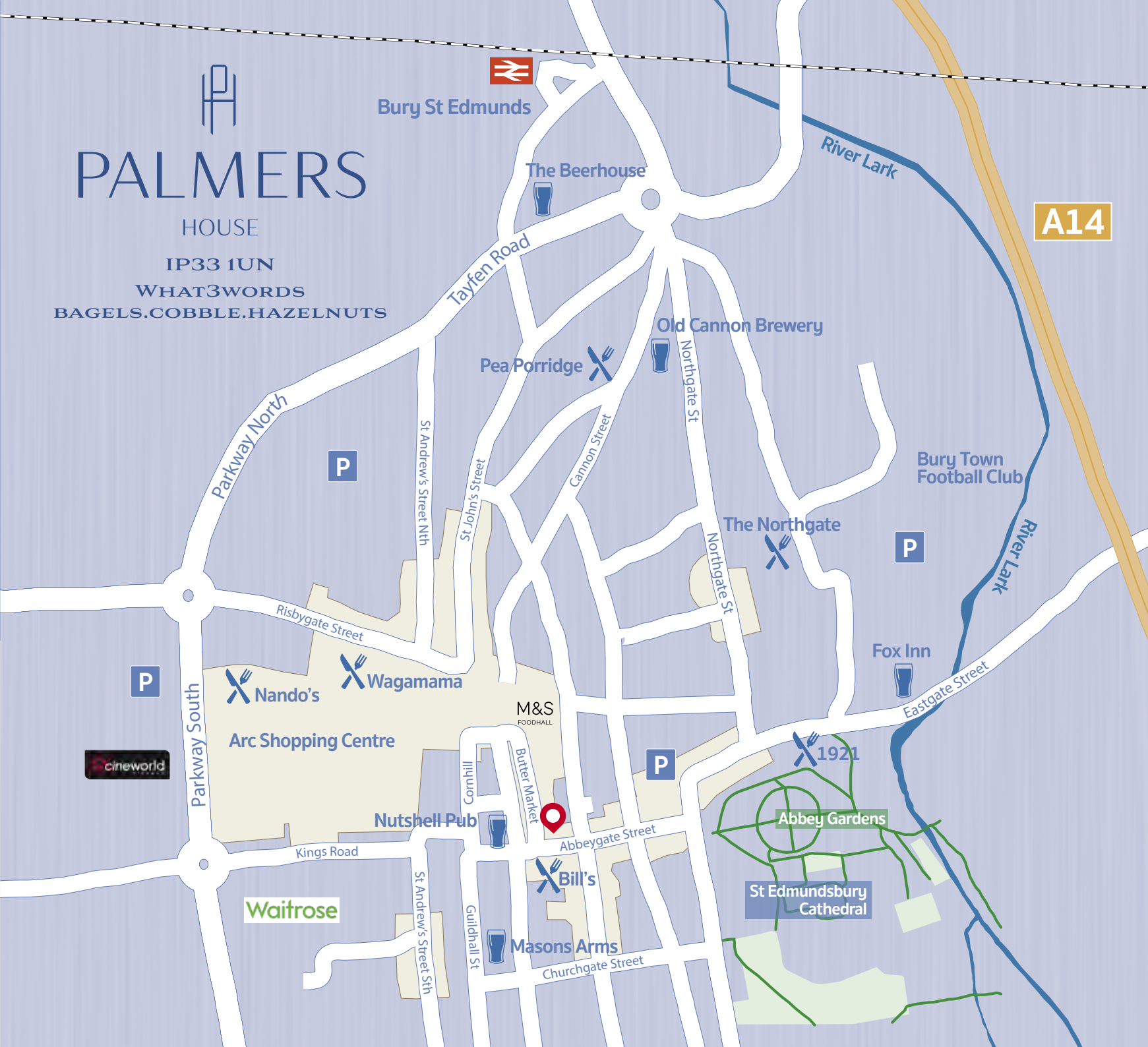
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HOUSE

IP33 1UN

WHAT3WORDS

BAGELS.COBBLE.HAZELNUTS



Sudbury	17.5 miles
Ipswich	25 miles
Cambridge	25 miles
Norwich	45 miles



Kings Cross	100 minutes
Ipswich	30 minutes
Cambridge	45 minutes
Norwich	65 minutes



Abbey Gardens	5 minutes
Waitrose	7 minutes
Train Station	12 minutes
Arc Shopping	7 minutes



Westley Estate	10 minutes
Nowton Park	10 minutes
Elveden Forest	60 minutes
Train Station	5 minutes

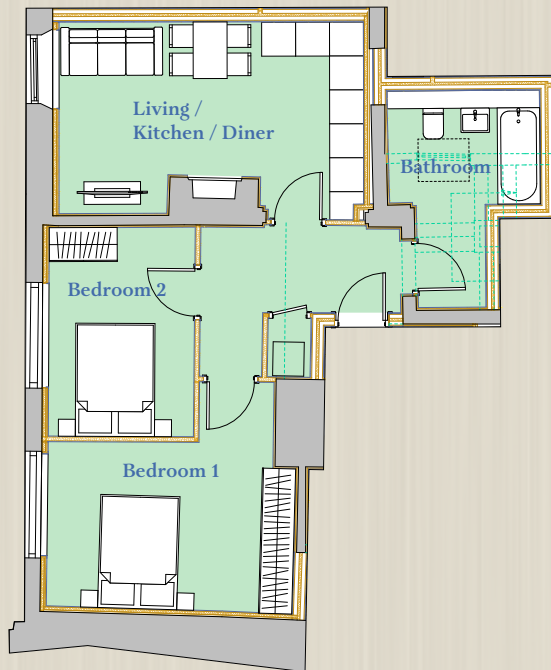




## Apt 1

57.3 sq m 616.8 sq ft

This first-floor apartment overlooks Abbeygate Street and has easy access to the lift and stairwell, with both bedrooms of a similar size, so suitable for joint ownership.

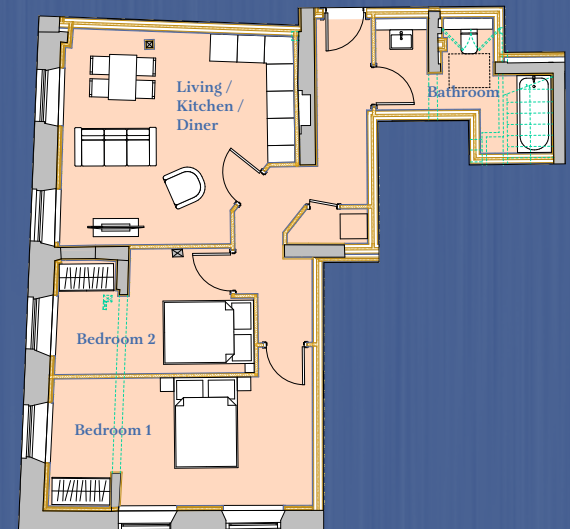


Living/Kitchen/ Diner	3.4 x 5.4 m 11'1" x 17'8"
Bedroom 1	2.9 x 4.1 m 9'6" x 13'5"
Bedroom 2	2.5 x 3.7 m 8'2" x 12'1"
Bathroom	3.8 x 2.7 m 12'6" x 8'10"

## Apt 2

70.3 sq m 756.7 sq ft

This corner apartment is the second-largest in Palmers House, light and spacious with its 6 windows, it overlooks both Buttermarket and Abbeygate Street.



Living/Kitchen/ Diner	4.7 x 5.1 m 15'5" x 16'8"
Bedroom 1	2.8 x 5.7 m 9'2" x 18'8"
Bedroom 2	2.7 x 4.3 m 8'10" x 14'1"
Bathroom	3.8 x 2.9 m 12'6" x 9'6"

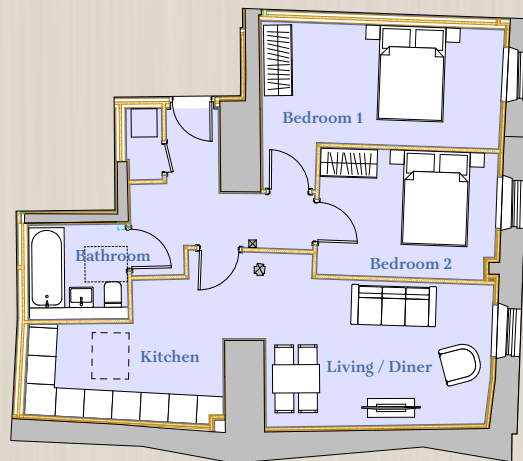




## Apt 3

66.4 sq m 714.7 sq ft

This first-floor apartment overlooks Butter Market and has the kitchen and living area partially split by a dividing wall.



Lounge/Diner	3 x 4.8 m 9'10" x 15'9"
Kitchen	3 x 4.1 m 9'10" x 13'5"
Bedroom 1	2.5 x 5 m 8'2" x 16'5"
Bedroom 2	2.7 x 3.8 m 8'10" x 12'6"
Bathroom	2.1 x 2 m 6'11" x 6'7"

## Apt 4

49.5 sq m 532.8 sq ft

This first-floor apartment is situated away from the street, giving easy access to the lift and stairwell, with both bedrooms of a similar size.



Living/Kitchen/Diner	4.3 x 4.4 m 14'1" x 14'5"
Bedroom 1	3.3 x 2.9 m 10'10" x 9'6"
Bedroom 2	2.9 x 3.5 m 9'6" x 11'6"
Bathroom	2 x 2.2 m 6'7" x 7'3"

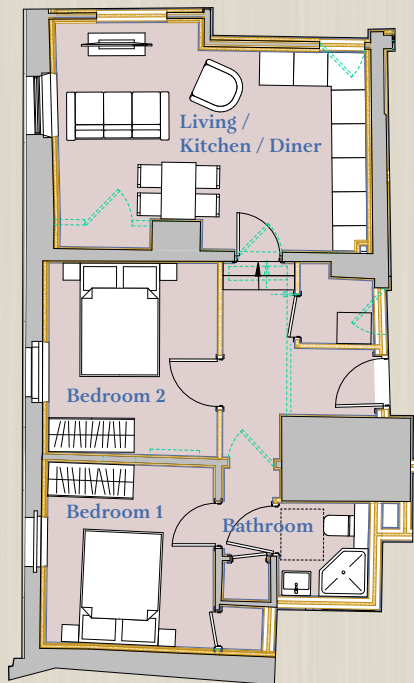




## Apt 5

53.7 sq m 578 sq ft

This second-floor apartment, overlooks Abbeygate Street, is adjacent to the lift and is laid out with 2 similarly-sized bedrooms.

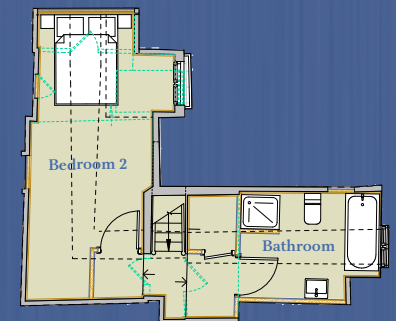


Living/Kitchen/Diner	5.4 x 3.9 m 17'9" x 12'10"
Bedroom 1	2.9 x 3.4 m 9'6" x 11'2"
Bedroom 2	2.9 x 3.1 m 9'6" x 10'2"
Bathroom	1.5 x 1.6 m 4'11" x 5'3"

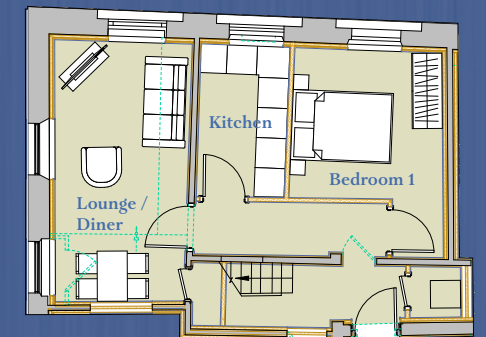
## Apt 6

71.4 sq m 768.5 sq ft

Split over the second and third floors, this corner apartment benefits from 5 windows and has the largest floor area in the development.



Kitchen	1.7 x 3 m 5'7" x 9'10"
Lounge/Diner	2.6 x 5.1 m 8'6" x 16'9"
Bedroom 1	6.2 x 2.7 m 20'4" x 8'10"
Bedroom 2	3 x 2.9 m 9'10" x 9'6"
Bathroom	2.1 x 3.3 m 6'11" x 10'10"



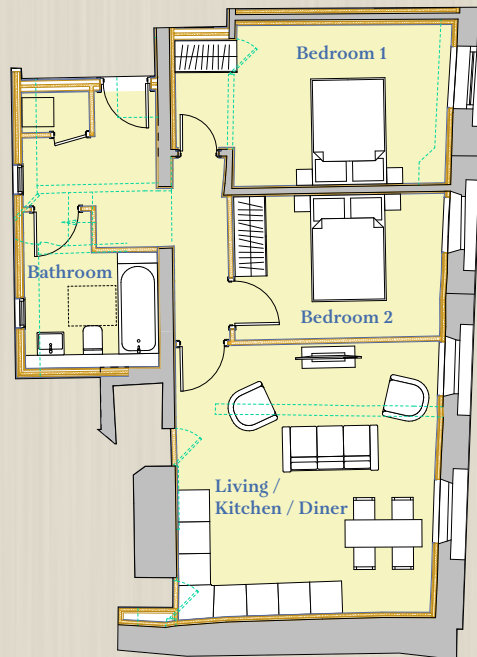




## Apt 7

68.6 sq m 738.4 sq ft

One of the larger apartments in Palmers House, situated on the second floor with lift access, it overlooks Buttermarket and benefits from its 4 large windows.



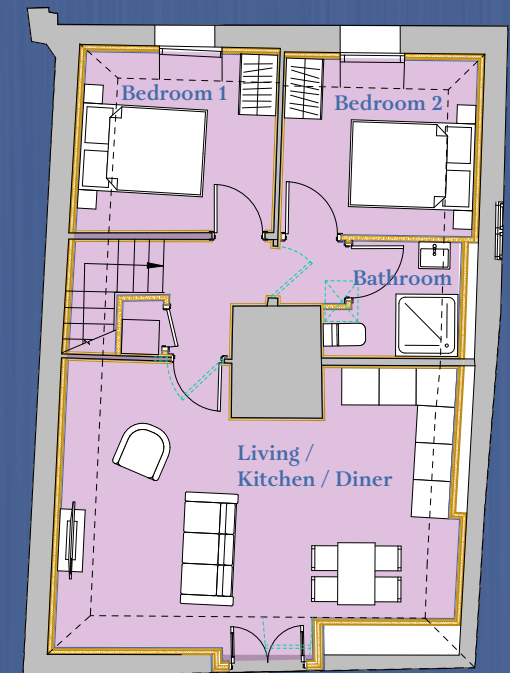
Living/Kitchen/ Diner	5.0 x 4.8 m 16'5" x 15'9"
Bedroom 1	2.9 x 5.1 m 9'6" x 16'9"
Bedroom 2	2.7 x 3.9 m 8'10" x 12'10"
Bathroom	2.9 x 2.5 m 9'6" x 8'2"



## Apt 8

59.7 sq m 642.6 sq ft

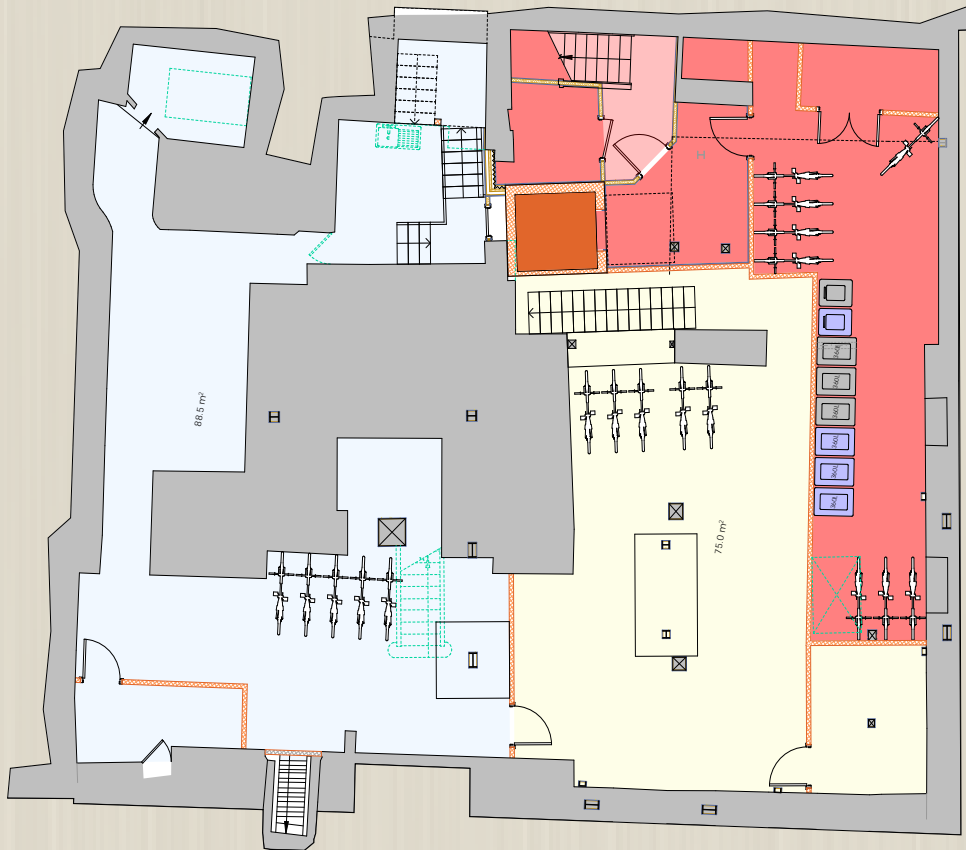
With two equal-sized bedrooms this apartment is privately-situated on the third floor with a balcony and has one of the more spacious living areas.



Living/Kitchen/ Diner	6.4 x 4.6 m 21' x 15'1"
Bedroom 1	2.8 x 3.1 m 9'2" x 10'2"
Bedroom 2	2.8 x 3.1 m 9'2" x 10'2"
Bathroom	1.8 x 2.1 m 5'11" x 6'11"

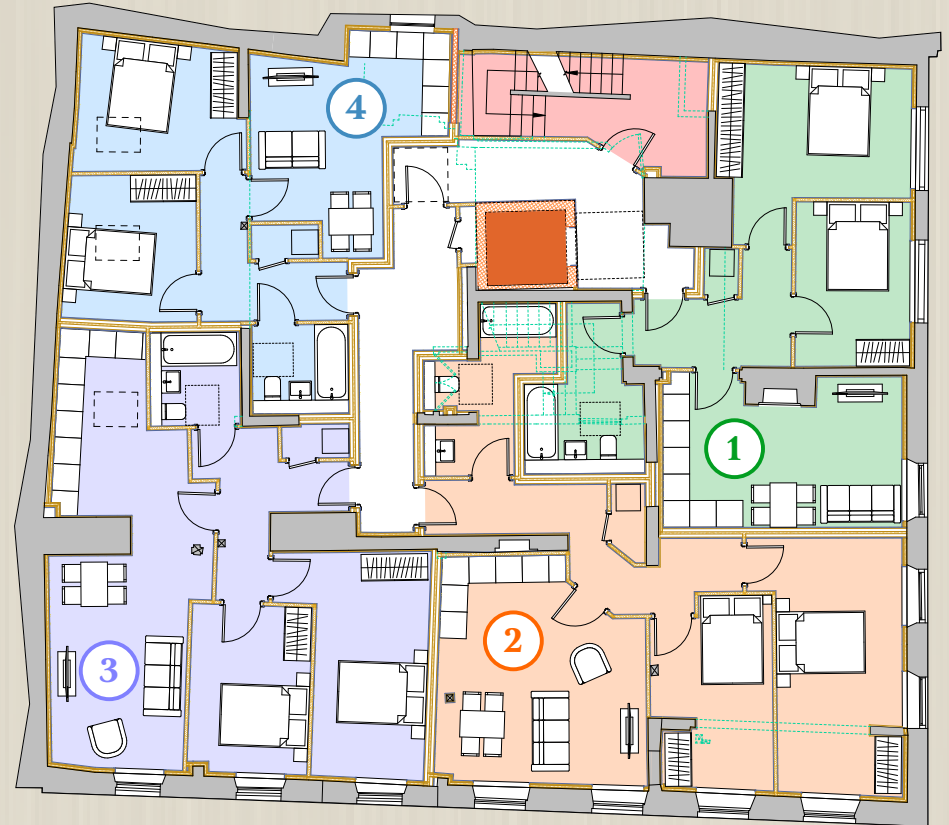
# Basement

Lift access ■ Basement storage ■  
Bin store & 16 bike docks



# First Floor

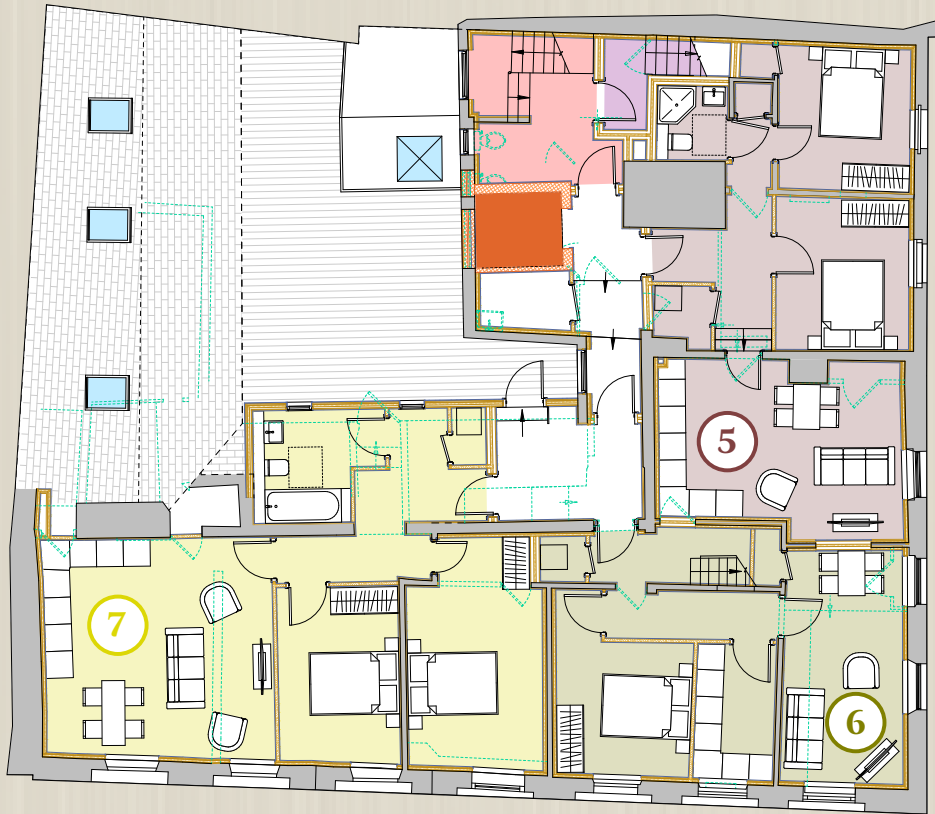
Flats ①, ②, ③ and ④ Lift access ■





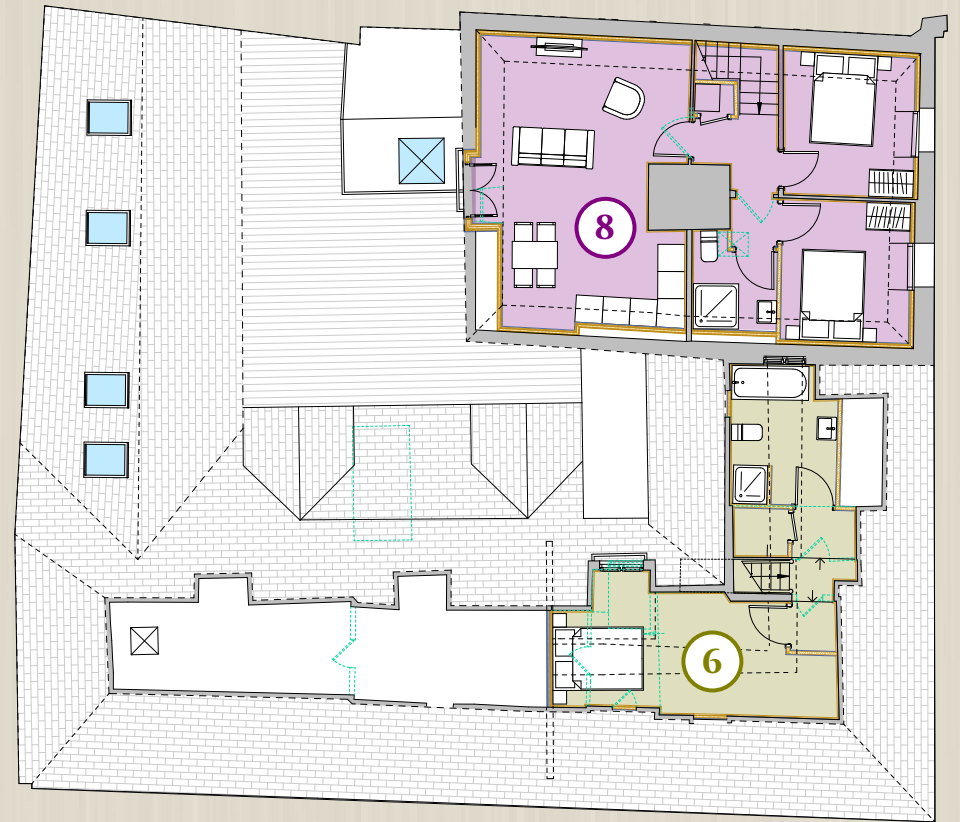
# Second Floor

Flats 5, 6 and 7 Lift access ■



# Third Floor

Flats 6 and 8





# PALMERS

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Flat 1 to Flat 8, 9-10 Abbeygate Street  
Bury St Edmunds, IP33 1UN

What3words bagels.cobble.hazelnuts

For more information please contact

## Bedfords

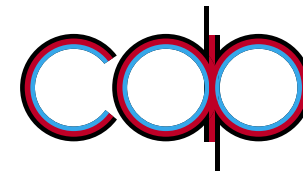
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