



SADDLERS
— COURT —

BURY ST EDMUNDS, SUFFOLK

DEVELOPMENT BY FRESHWATER ESTATES

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WELCOME

Blending elements of traditional British heritage with contemporary, yet timeless design, we bring you Saddler's Court; a bespoke collection of nine stunning one and two bedroom apartments, situated in the centre of the affluent, and vibrant town of Bury St Edmunds.

Each apartment in this exclusive gated development, is individually finished to your specification, and to the highest of standards.

Kitchen and living areas feature an open plan design, creating light-filled spaces to entertain or simply unwind in. Whilst integrated video entry, secure on-site parking and EV charging points provide added convenience - making Saddler's Court the ideal residence for modern living.



Front Elevation - for illustrative purposes



Saddler's Court Kitchen/Living Area (CGI) - for illustrative purposes only



Lamona Wine Cooler

BESPOKE FINISH

As a small developer, Freshwater Estates has the added advantage of being able to offer you the choice to customise certain interior finishes. From the style of the kitchen cabinetry and worktops, to the bathroom tiling and lighting, your ideas can be realised to create a quality, bespoke home, offered at an added premium, and in an off-plan purchase capacity.*

*All apartments come with a choice of standard finishes. Premium finishes may be subject to additional costs.



Choice of mixer taps



Saddler's Court Bedroom (CGI) - for illustrative purposes only

SPECIFICATION

Kitchen

- Choice of kitchen cabinetry and worktops, with option to upgrade
- Choice of composite sinks, with option to upgrade
- Integrated oven and hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated wine cooler (Block B)

Bathroom

- Chrome fittings, with choice of upgrades
- Concealed, dual-flush cistern
- Choice of Porcelanosa fully tiled finishes
- Glass shower screen
- Heated towel rail
- LED mirror with de-mister

Interior

- Plumbed underfloor heating (Block B)
- Choice of flooring and carpets, with option to upgrade
- BT fibre optic connection
- LED downlights throughout with pendants to bedrooms
- USB sockets
- TV/Satellite aerial

Exterior

- Gated, allocated parking space (apt. dependent)
- Electric Vehicle charging points
- Bicycle store
- Elevator (apts. 7,8,9)
- Secure video entry system
- Balcony with outside lighting (apts. 7,8,9)
- 10 year structural ICW Warranty

Note: Certain specifications subject to stage of construction



Saddler's Court Bathroom - for illustrative purposes



Shower Room - for illustrative purposes



Angel Hill, Bury St Edmunds

PRIME LOCATION

Bury St Edmunds is an historic and vibrant market town, located in the heart of Suffolk, and with connectivity to the A14/M11 London, Cambridge, Norwich, Ipswich, and Stansted Airport.

Saddler's Court is nestled in a prominent position, adjacent to the landmark Arc Shopping Centre and Waitrose superstore.

There is a twice-weekly open-market, offering a wonderful selection of local produce. In addition, there are a variety of independent boutiques, shops, cafes and restaurants, including Suffolk's only Michelin star restaurant.

Entertainment includes the Theatre Royal, Abbeygate Cinema, and The Apex - a state-of-the-art venue, hosting a range of exhibitions and music events. Other amenities include a range of health clubs, leisure facilities and excellent schools.



St John's Street



The Angel Hotel



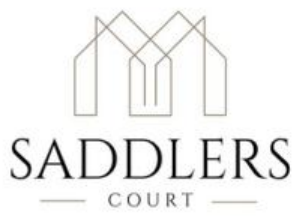
The Arc shopping centre

KING'S ROAD

Apartments
1-4

Apartments
5-9

Wairose - Ave Shopping Centre footpath



EXCELLENT CONNECTIVITY

WALK

Town Centre	1 min
Bus Station	6 mins
Rail Station	14 mins

ROAD

A14	4 mins
Ipswich	36 mins
Cambridge	35 mins
Stansted Airport	55 mins

RAIL

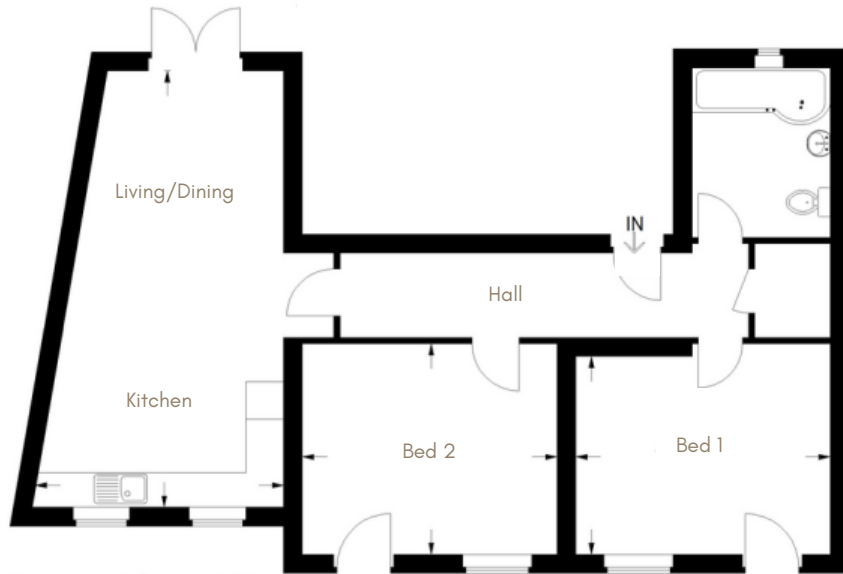
Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins



BLOCK A



Apartment 01



Total: 778ft² (72.3m²)

Kitchen/Living/Dining	22'9" x 12'9"	6.94m x 3.89m
Bedroom 1	13'3" x 10'4"	4.05m x 3.15m
Bedroom 2	13'3" x 11'2"	4.05m x 3.40m

Apartment 02



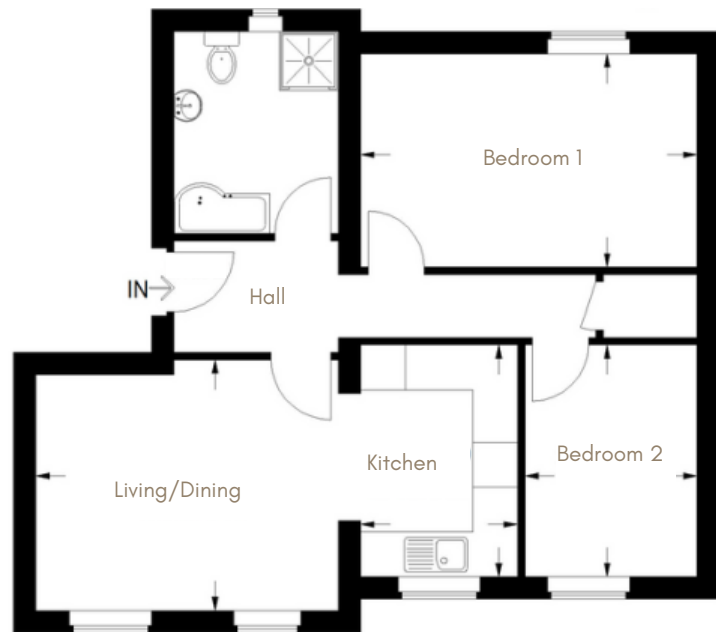
Total: 488ft² (45.3m²)

Kitchen/Living/Dining	22'9" x 12'9"	6.94m x 3.89m
Bedroom	11'0" x 8'2"	3.35m x 2.50m

BLOCK A



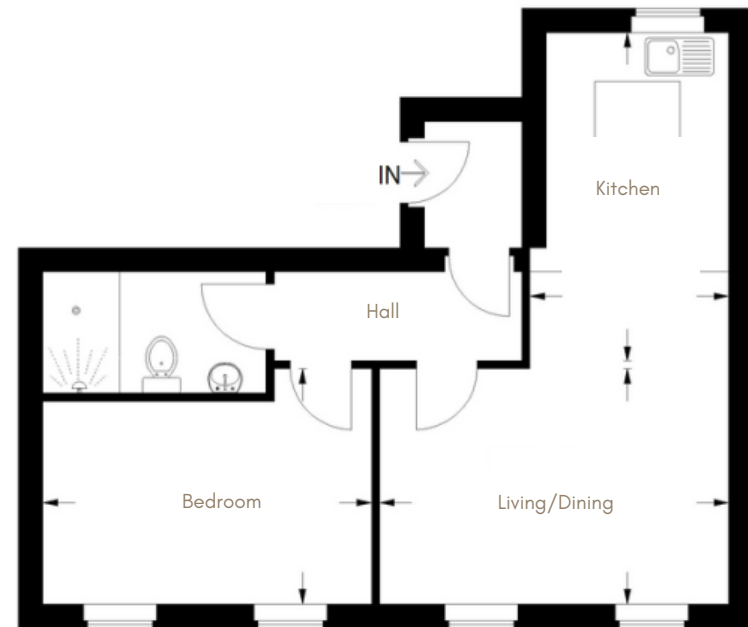
Apartment 03



Total: 608ft² (56.5m²)

Kitchen	10'1" x 6'11"	3.08m x 2.10m
Living/Dining	13'3" x 10'4"	4.05m x 3.15m
Bedroom 1	14'10" x 9'5"	4.51m x 2.86m
Bedroom 2	10'1" x 7'7"	3.08m x 2.31m

Apartment 04



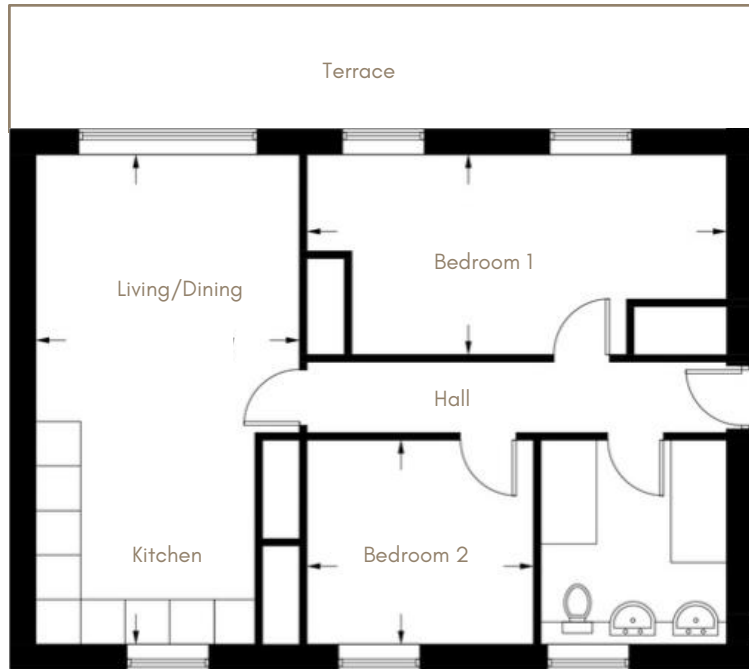
Total: 476ft² (44.2m²)

Kitchen	13'3" x 8'0"	4.05m x 2.45m
Living/Dining	14'1" x 9'6"	4.30m x 2.90m
Bedroom	13'3" x 8'2"	4.05m x 2.50m

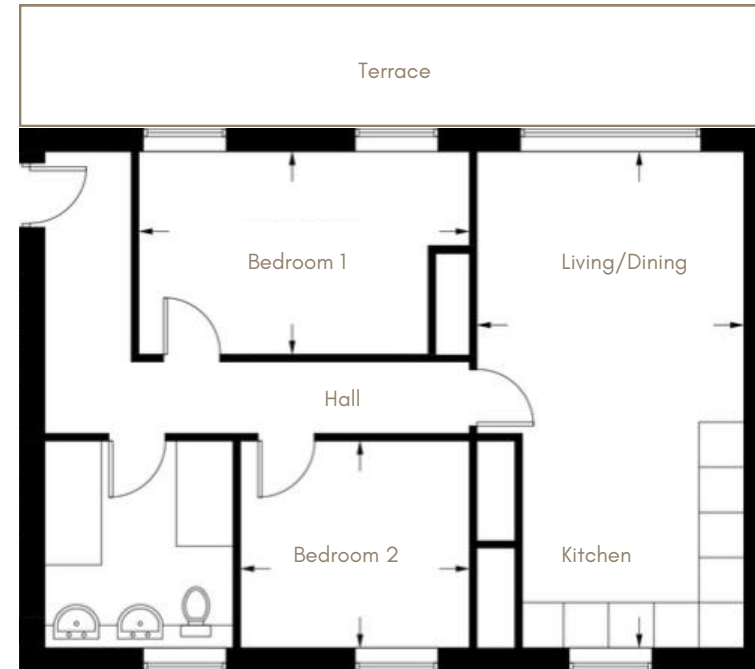
BLOCK B



Apartment 05



Apartment 06



Total: 695ft² (64.6m²)

Kitchen/Living/Dining	21'8" x 11'8"	6.60m x 3.55m
Bedroom 1	18'6" x 8'10"	5.65m x 2.70m
Bedroom 2	10'0" x 9'0"	3.05m x 2.75m

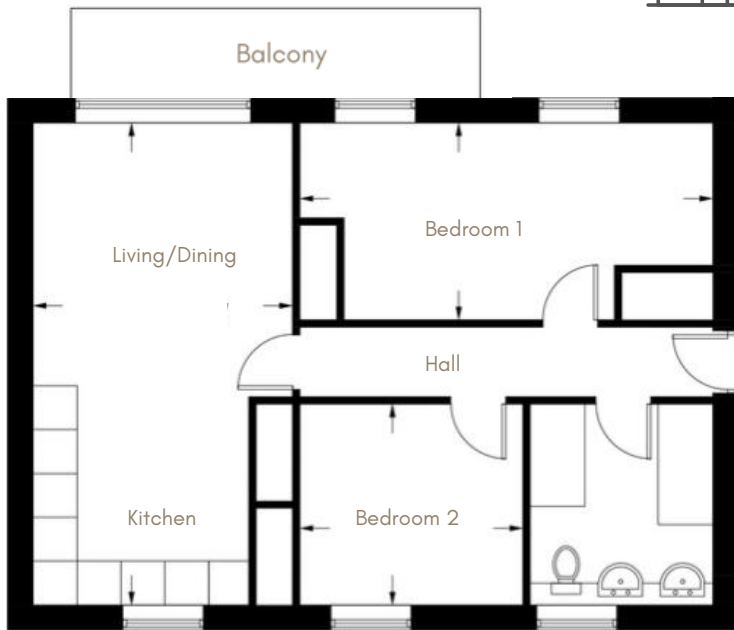
Total: 695ft² (64.6m²)

Kitchen/Living/Dining	21'8" x 11'8"	6.60m x 3.55m
Bedroom 1	14'5" x 8'10"	4.40m x 2.70m
Bedroom 2	11'6" x 9'0"	3.50m x 2.75m

BLOCK B



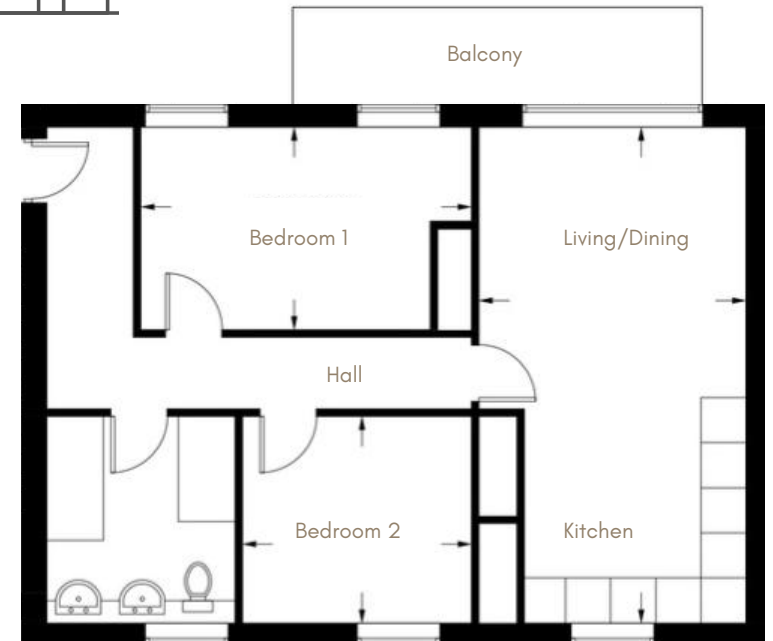
Apartment 07



Total: 695ft² (64.6m²)

Kitchen/Living/Dining	21'8" x 11'8"	6.60m x 3.55m
Bedroom 1	18'6" x 8'10"	5.65m x 2.70m
Bedroom 2	10'0" x 9'0"	3.05m x 2.75m

Apartment 08



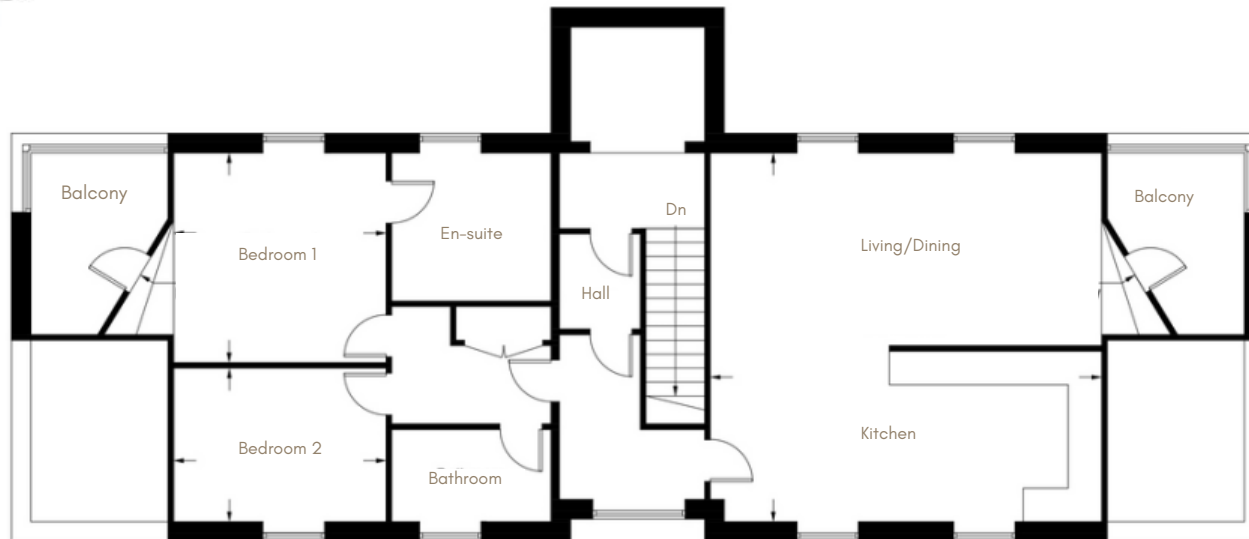
Total: 695ft² (64.6m²)

Kitchen/Living/Dining	21'8" x 11'8"	6.60m x 3.55m
Bedroom 1	18'6" x 8'10"	5.65m x 2.70m
Bedroom 2	10'0" x 9'0"	3.05m x 2.75m

PENTHOUSE



Apartment 09



Total: 1174ft² (109.1m²)

Kitchen/Living/Dining	23'0" x 21'8"	7.00m x 6.60m
Bedroom 1	12'6" x 12'4"	3.80m x 3.75m
Bedroom 2	12'6" x 9'0"	3.80m x 2.75m

TERMS & CONDITIONS

TERMS

10 year build warranty, 999 year lease,
Service Charge TBC

DEPOSIT

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

RESERVATION

On reservation, the sole selling agent, Whatley Lane, will require details of the purchaser's solicitor who must be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date, Freshwater Estates Ltd reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agent.

COMPLETION

On reservation an anticipated completion date will be given and the sole selling agent, Whatley Lane, will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from Whatley Lane Estate Agents.

ABOUT



Freshwater Estates, established in 2009, remains a family-owned and managed company. They provide uniquely designed homes across Suffolk, along with personalised customer service and first-class aftercare.

Committed to offering fully customisable fit outs to suit clients' needs and ensure no two home interiors are the same.



From a rural cottage to a country house, period townhouses to new homes, Whatley Lane is a full service agency powered by a suite of first-rate marketing as standard. Dynamic, independent, bespoke and problem solving.

Covering West Suffolk and East Cambridgeshire, they cater for all clients' sales, lettings, valuation, development and investment needs.



Rooted in Whatley Lane's business is their tree planting mission. As advocates for a sustainable built environment, carbon off-setting efforts focus on reforestation projects in Madagascar, Uganda, Argentina and Mozambique.

For each property sold or let, a contribution of their commission goes towards planting trees. View their forest at: www.whatley-lane.co.uk/sustainability



Freshwater Estates - Stowmarket Development



Whatley Lane Estate Agents - Bury St Edmunds



SADDLERS
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