



31 Harland Court Station Hill, Bury St. Edmunds

Bury St. Edmunds



Minors & Brady

31 Harland Court Station Hill

Bury St. Edmunds

A top-floor apartment that immediately draws you in with its sense of light, thoughtful design and modern ease, this two-bedroom home at Harland Court offers a refined setting just moments from the heart of town. The open-plan living space, complete with Juliet balcony, creates a welcoming backdrop for everyday life, while the high-specification kitchen and two beautifully finished bathrooms add a touch of understated quality throughout. With both bedrooms featuring built-in wardrobes and the principal enjoying a stylish en-suite, the layout feels balanced and well considered. Lift access and allocated parking enhance the convenience, making this an appealing choice for anyone seeking a contemporary home within walking distance of the station, shops, cafés and the town's historic centre.

- Top-floor apartment within a modern 2020-built development
- Secure gated entrance to the building and communal areas
- Undercover allocated parking space included
- Open-plan living area with Juliet balcony
- Contemporary kitchen with integrated appliances
- Two double bedrooms, each with built-in wardrobes
- En-suite shower room to the principal bedroom
- Well-appointed main bathroom with matching specification
- Lift and stair access to all floors
- Attractive outlook with views towards the Cathedral



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Station Hill sits on the northern side of Bury St Edmunds, Suffolk, giving it a genuinely convenient position just a short walk from the town centre and its mix of independent shops, cafés, gyms and the Arc shopping area. The setting blends older character buildings with newer residential schemes, all centred around the railway station, which provides straightforward links to Cambridge, Ipswich and beyond.

Everyday essentials are close at hand: Tesco Express on Out Northgate is the nearest supermarket, while larger Tesco, Sainsbury's, and Waitrose sit within a few minutes by car or a steady walk. Transport connections are a strong point, with quick access to the A14 and regular bus routes running along Tayfen Road and Out Northgate. It's a practical, well-connected part of Bury St Edmunds where you can live car-light, walk into town, and still have major routes and amenities right on your doorstep.

Agents Notes

We understand that this property is leasehold, with 118 years left on the lease.

Ground rent: £350 p/a. Maintenance fee: £1,350 p/a.

Connected to mains water, electricity, gas and drainage.

One allocated undercover parking space.

Management company: Rose Tree Estates.



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A contemporary top-floor home in Harland Court, this two-bedroom apartment blends modern design with an easy, lifestyle-led setting just moments from the town centre and the train station. Completed in 2020, it forms part of a well-kept development with lift access, allocated parking and a calm, residential feel that appeals to those seeking convenience without compromising on quality.

The heart of the apartment is its bright, open-plan living space, where full-height doors open to a Juliet balcony, drawing in natural light and giving the room a gentle sense of elevation. The kitchen is sleek and thoughtfully designed, with integrated appliances, LED lighting and clean, contemporary finishes. There is ample room for both dining and relaxation, creating a sociable layout that works as well for quiet evenings as it does for hosting friends.

Both bedrooms feel calm and considered, each with built-in wardrobes and elegant white shutters that add a refined touch. The principal bedroom enjoys its own en-suite, finished to a high specification with a walk-in shower, touch-sensitive controls and a smart illuminated mirror. The main bathroom mirrors this level of detail, offering a cohesive, hotel-style feel throughout the home.

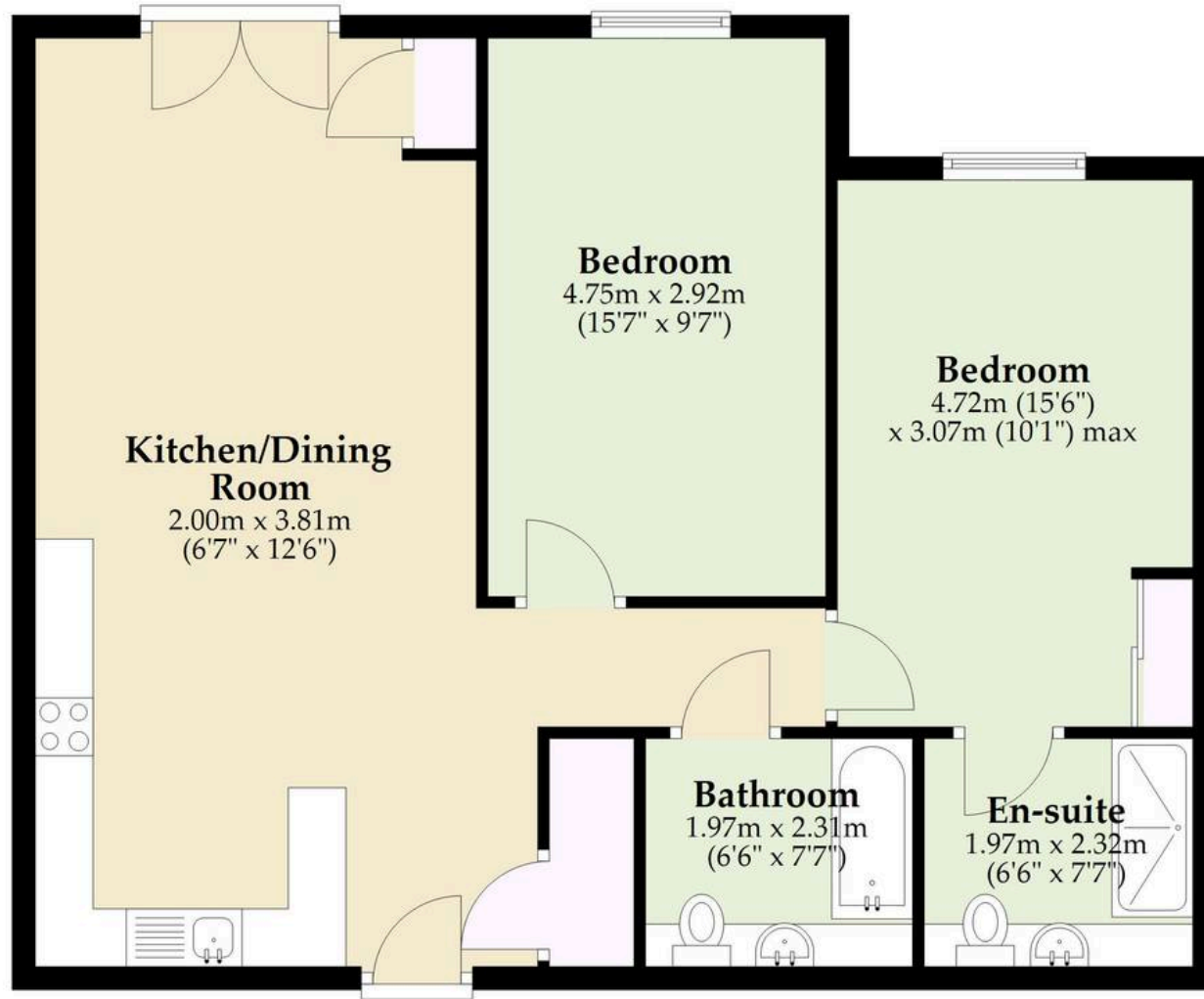
The development provides both lift and stair access to all floors, along with an allocated parking space for the apartment, an invaluable benefit so close to town.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Top Floor

Approx. 74.9 sq. metres (806.3 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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