



12 Tyefield Place, Hadleigh  
Ipswich

Guide Price £325,000

# 12 Tyefield Place

Hadleigh, Ipswich

A very well presented two bedroom ground floor retirement apartment with kitchen, sitting/dining room, shower room and en-suite, together with communal gardens, homeowners lounge and an allocated parking space. All located just 300 meters from Hadleigh High Street and all of it's amenities.

As you enter the property, there is a hallway with a utility cupboard housing a washer/dryer, further storage cupboard and doors to the bedrooms, shower room and sitting/dining room, which is a spacious room with a Juliette balcony offering views over the communal gardens, part glazed door to the kitchen and an electric panel heater. The kitchen has a window overlooking the communal gardens and comprises a sink inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards and a range of integrated appliances including; electric oven with four burner hob with extractor above, fridge and freezer.

Bedroom 1 is a good size and has a large window providing views over the communal gardens, electric panel heater, walk-in wardrobe and door to an en-suite shower room, which has a modern white suite comprising a large walk-in shower, vanity unit incorporating low level wc and wash basin with storage below, heated towel rail, slip resistant flooring and emergency pull-cord. Bedroom 2 is also a good size with a window overlooking the communal gardens and an electric panel heater. There is also an additional shower room, similar to that of the en-suite.

Restrictions

Available exclusively to age 55 plus.



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Service Charge - £4450 per annum and includes:

House Manager

Cleaning of communal areas and windows

Water rates for communal areas and apartment

Electricity, heating and lighting to communal areas

24 hour call system

Upkeep of gardens and grounds

Repairs to the interior and exterior communal areas

Contingency fund

Buildings Insurance

The service charge does not cover external costs, such as council tax, electricity and TV license

## Leasehold Information

Ground Rent - £495 per annum

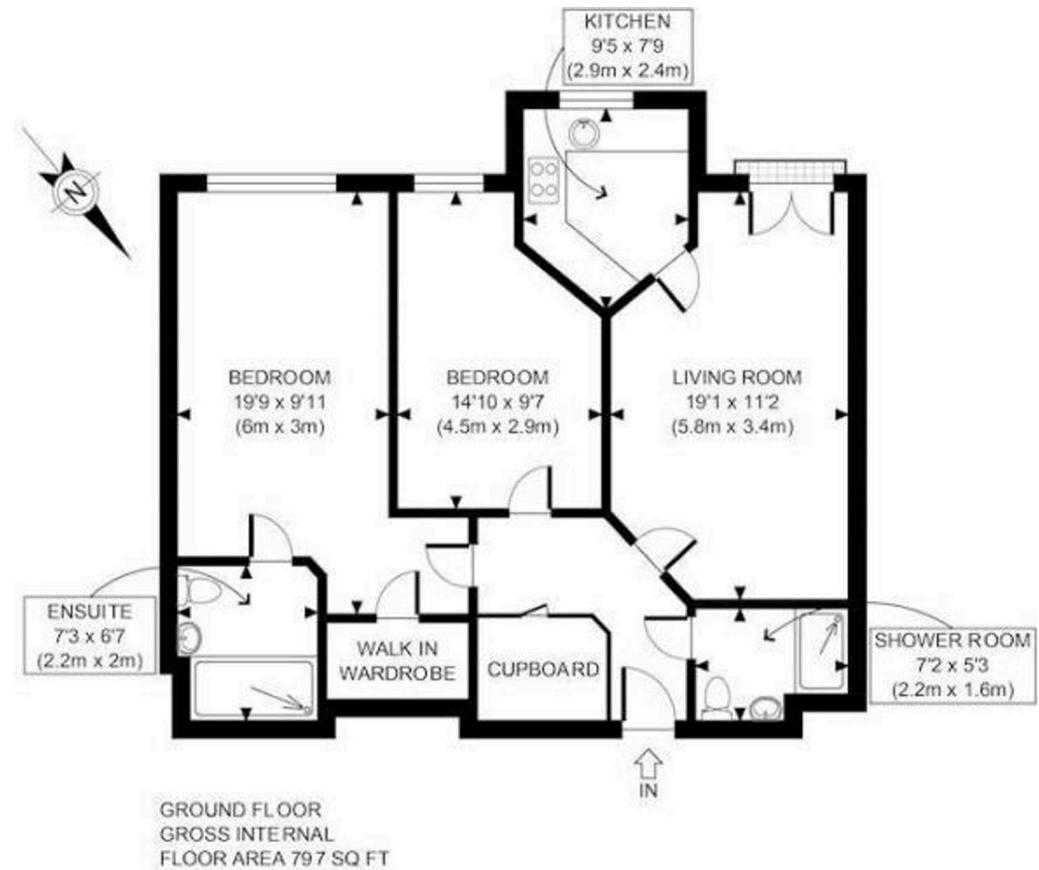
Lease Length - 993 years remaining

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



APPROX. GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

High Street IP7

date 26/03/21

photoplan

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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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