



34 Tyefield Place, Hadleigh  
Ipswich

In Excess of £280,000

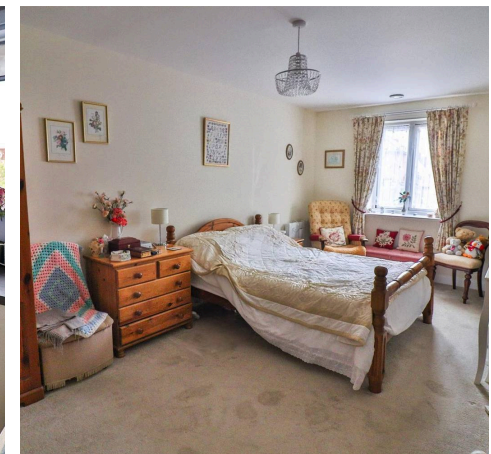
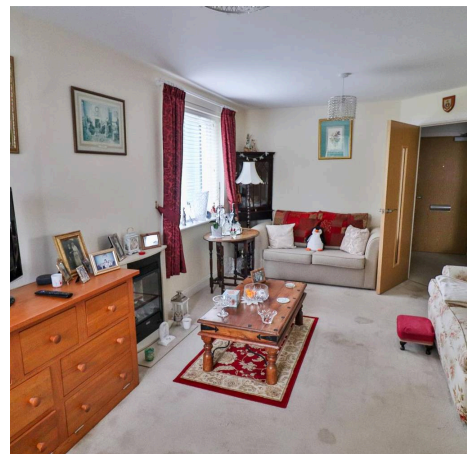
## 34 Tyefield Place

Hadleigh, Ipswich

A very well presented two bedroom retirement apartment with kitchen, living room and shower room, together with an en-suite shower room to the principal bedroom. All located in the popular Tyefield Place retirement development in Hadleigh and benefitting from an allocated parking space, lift access and a comfortable homeowners lounge opening out to the gardens.

Tyefield Place is a highly sought-after development that offers a convenient location, close to the town centre, where you'll find a range of shops, cafes, restaurants, and other amenities. For your peace of mind, the development itself is extremely secure with a voice entry system, house manager, intruder alarms and a 24-hour emergency call system.

As you enter the property, there is a hallway with a utility cupboard housing a washer/dryer and doors to the bedrooms, shower room and living room, which has a door to the kitchen, dual aspect windows to the front and side and an electric panel heater. The kitchen also has a window overlooking the front and comprises a single sink unit inset into a range of work surfaces with cupboards and drawers under, matching wall mounted cupboards, integrated single oven, integrated four burner hob with extractor over and integrated fridge/freezer



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The apartment features two good-sized bedrooms. Bedroom 1 has a window overlooking the front and includes a walk in wardrobe with shelving, electric panel heater and a door to an en-suite shower room, which comprises a large walk-in shower with glass screen and vanity unit incorporating wc and wash basin.

There is a separate shower room off the hallway, also benefitting from a large walk-in shower with glass screen and vanity unit incorporating wc and wash basin.

Leasehold Information

Service Charge

£4,450 for the year ending 30/09/2025, which does not cover your council tax, electricity or TV licence.

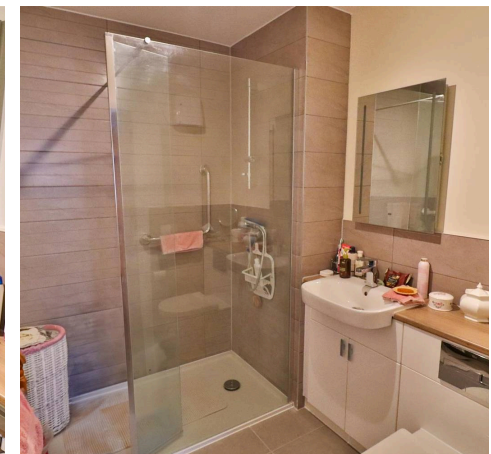
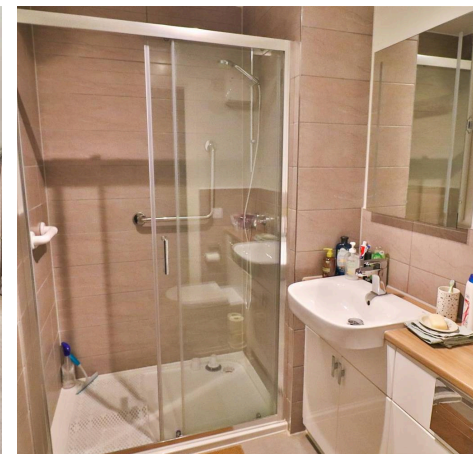
Ground Rent - Annual charge of £495.

Lease Length - 999 years from 1st June 2019.

Council Tax band: C

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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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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