



8 TYEFIELD PLACE

FROST & PARTNERS



# 8 TYEFIELD PLACE

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5FE



A very well presented one bedroom ground floor retirement apartment with kitchen, living room and shower room, together with an allocated parking space. All located in the popular Tyefield Place retirement development in Hadleigh and benefitting from 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 apartment, there is a hallway with a utility cupboard housing a washer/dryer and doors to the bedroom, shower room and living room, which has a door to the kitchen, panel heater and French doors to a Juliet balcony overlooking the gardens. The kitchen has a window to the side 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 above and an integrated fridge/freezer.

There is a good sized bedroom with a window to the side, a walk-in wardrobe and a panel heater. The shower room has a white suite comprising a large walk-in shower with glass screen and a vanity unit incorporating a wc and wash basin.

#### Leasehold Information

##### Length

999 years from 22nd August 2019.

##### Ground Rent

Annual charge of £435.





#### Service Charge

£2930.76 for the year ending 30/9/24, which includes the following:

#### House Manager

Cleaning of communal areas and windows

Water rates for communal areas and apartments

24 hour emergency call system

Upkeep of gardens and grounds

Repairs and maintenance to the interior and exterior communal areas

Buildings Insurance

Contingency fund

Note: Does not cover your council tax, electricity or TV licence.

Guide Price - £297,500

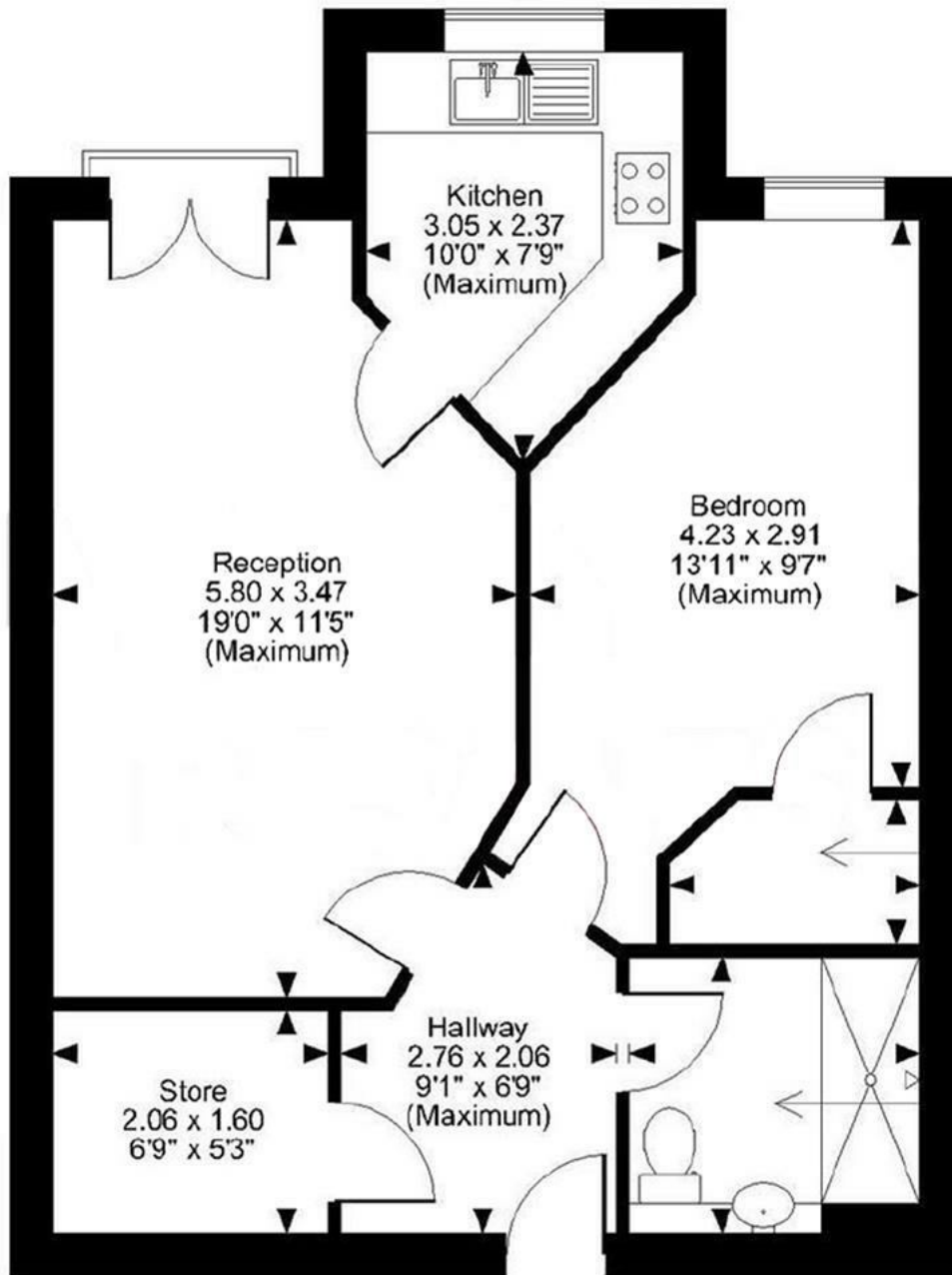
### Additional Information

Tenure: Leasehold

Local Authority: Babergh District Council

Council Tax: B





**Ground Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



# FROST & PARTNERS

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	