



34 TYEFIELD PLACE

FROST & PARTNERS

# 34 TYEFIELD PLACE

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5FE



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

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

£4,396 for the year ending 30/9/2024, 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.

Guide Price - £315,000

#### Additional Information

Tenure: Leasehold

Local Authority: Babergh District Council

Council Tax: C





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**Frost & Partners**

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

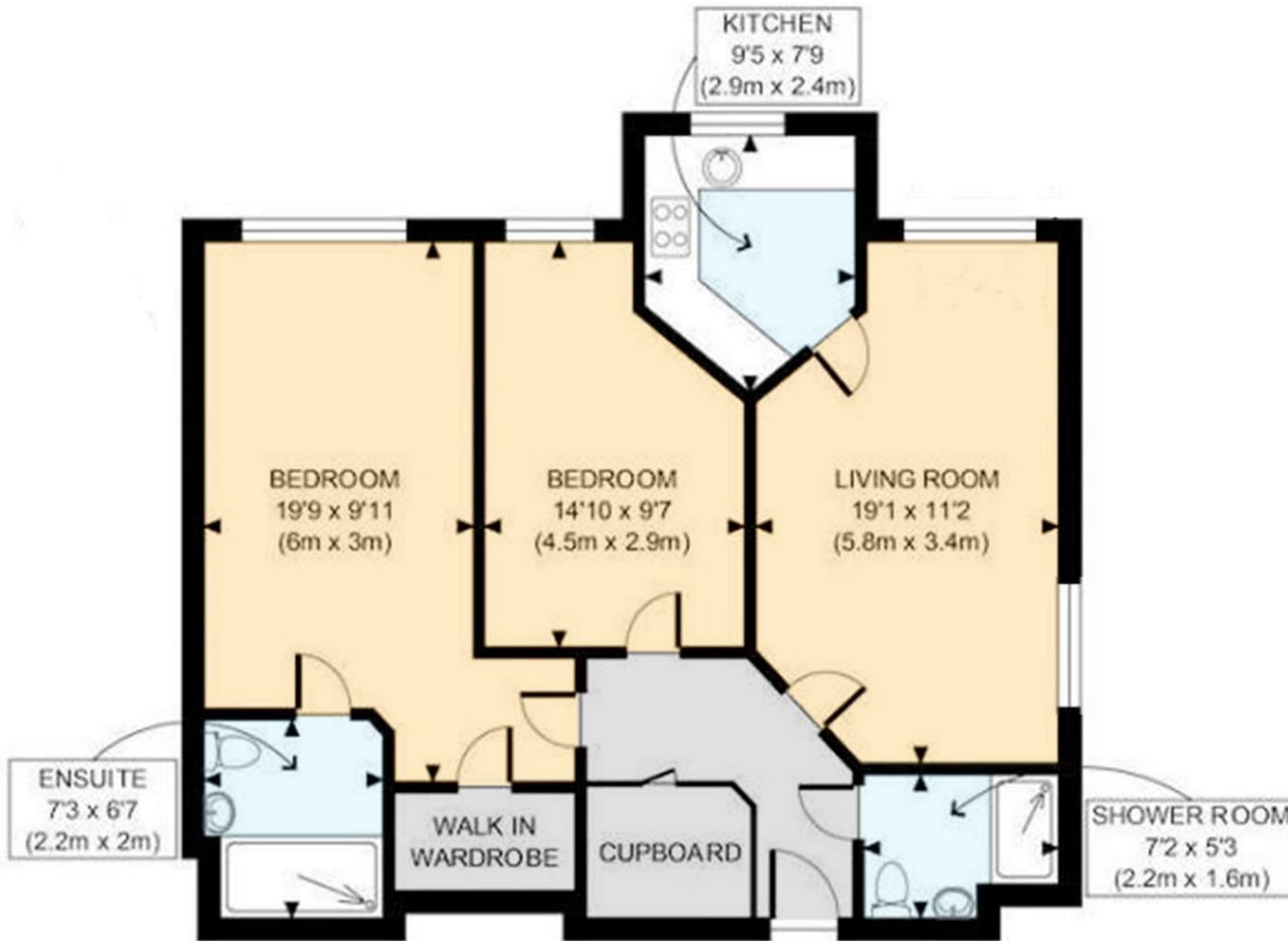
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**Important Information:**

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>81</b>	<b>81</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	