



Rock Estates



Bosmere Court, The Causeway, Needham Market, IP6 8BQ

£90,000

One of only a handful of two bedroom retirement flats located at the popular over 60's retirement complex, Bosmere Court in Needham Market.

Situated just a short walk from Needham Market high street is this second floor two bedroom apartment. The apartment offers a modern kitchen with integrated electric appliances, a living/dining room and two good sized bedrooms all with views over the well maintained communal gardens along with a shower room that is currently undergoing refurbishment. Bosmere Court offers stairs and lift access to all floors and each apartment benefits from a secure telecom security entrance system along with emergency pulls cords to every room. The residents have access to the communal facilities including a large residents lounge and kitchen, laundry room and landscaped gardens surrounding the building. In addition there is a guest suite to the ground floor which can be hired for visiting friends and or relatives.

Within a short walk of Bosmere Court is the popular Needham Market high street offering an array of local shops such as bakery, butchers, and post office with a further range of individual and specialist shops. Needham Market has a public library, church, health centre and pharmacy. Needham Lake is a stones throw away offering a variety of countryside walks. Public transport links such as bus routes are within a short distance along with Needham Market train station providing links to Ipswich, Bury St Edmunds and beyond.

Bosmere Court

Approaching Bosmere Court you will find private parking for residents. There is access to the main building via a secure entry system, and a lift or stairs providing access to all floors.

Entrance Hall

Electric radiator. Two storage cupboards with one housing the water tank. Emergency pull cord. Fuse board. Doors open to:

Living/ Dining Room 18'0" x 8'9" (5.50 x 2.68)

Double glazed window overlooking the communal gardens. Coving. Electric radiator. Sliding door to:

Kitchen 8'10" x 5'8" (2.70 x 1.74)

Range of wall and floor mounted units and drawers. Partly tiled walls. Laminate worktop. Integrated electric hob with extractor fan above. Integrated electric eye level oven. Stainless steel sink. Emergency pull cord. Laminate flooring.

Bedroom One 14'7" x 8'6" (4.45 x 2.61)

Double glazed window overlooking the communal gardens. Coving. Emergency pull cord. Electric Radiator.

Bedroom Two 14'7" x 8'5" (4.45 x 2.57)

Double glazed window overlooking the communal gardens. Coving. Emergency pull cord. Electric radiator.

Shower Room 6'5" x 5'10" (1.97 x 1.78)

Walk in shower tray and shower screen. Pedestal hand wash basin. Low level W.C. Partly tiled walls. Extractor fan. Emergency pull cord.

Communal Areas

Bosmere Court also offers:

- Communal Gardens.
- Communal Lounge.
- Communal Kitchen.
- Communal Laundry facilities.
- Private parking for residents.

Maintenance Charges

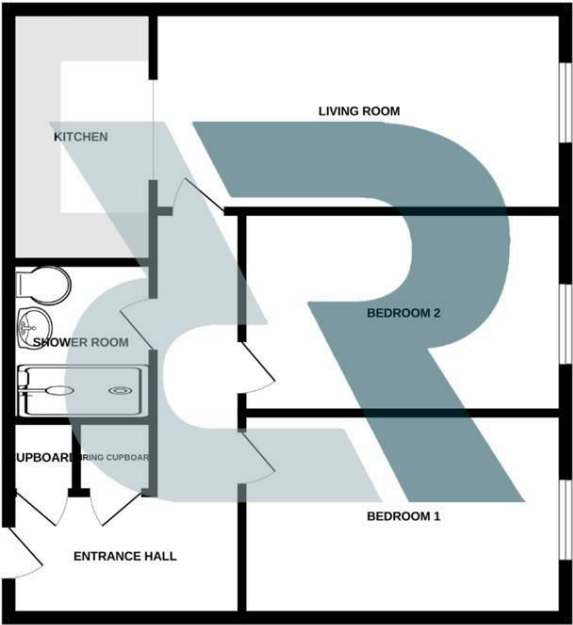
Approximately £3,350 per annum.

Agents Note

Please note that there is no shower connected in the shower room and an electric shower will need to be fitted.

Floor Plan

GROUND FLOOR

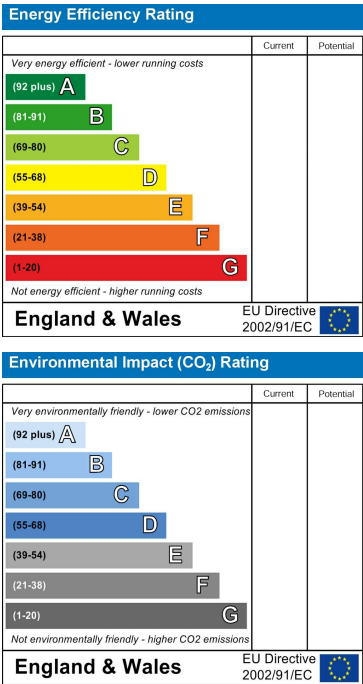


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with 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.
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Area Map



Energy Efficiency Graph



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