



Bosmere Court, The Causeway

Needham Market, IP6 8BQ

Guide price £65,000



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This charming ground floor one-bedroom retirement flat is one of just a few available at the sought-after over-60s complex, Bosmere Court, located in the heart of Needham Market. Positioned just a stones throw from away from the town's well established high street amenities are right on your doorstep.

Inside, you'll find a shaker style kitchen with integrated electric oven and hob. There is a spacious living/dining area, a generously sized bedroom with built in wardrobe. The shower room offers a walk in wet room style shower as well as a low level W.C. and hand wash basin.

Bosmere Court offers both stairs and lift access to all floors, with a secure telecom entry system for peace of mind. Emergency pull cords are fitted in every room for added safety. Residents enjoy access to a range of communal facilities, including a large lounge with a kitchen, a laundry room, and beautifully landscaped gardens. Additionally, there is a guest suite available to hire on the ground floor for visiting friends or family.

Just a short walk away, the vibrant Needham Market high street is home to local shops, including a bakery, butcher, post office, and various independent stores. The town also offers a library, church, health centre, and pharmacy. For outdoor enthusiasts, Needham Lake is nearby, providing lovely countryside walks. Public transport is conveniently accessible, with bus routes and Needham Market train station offering links to Ipswich, Bury St Edmunds, and beyond.

Entrance Hall

Two storage cupboards. Entrance telecom. Doors to:

Living Room

17'8" x 9'9" (5.39 x 2.98)

Double glazed window. Electric radiator. Coving. Tiled hardstanding. Doors to:

Kitchen

8'5" x 6'4" (2.57 x 1.95)

Double glazed window. Range of wall and floor mounted units. Integrated electric hob. Inset butler style sink with 1 1/2 drainer with mixer tap over. Part tiled walls. Eye level integrated oven. Space for fridge/freezer. Vinyl tile floor. Coving.

Bedroom

11'9" x 7'6" (3.60 x 2.30)

Double glazed window. Built in wardrobes with sliding doors. Coving. Electric radiator.

Bathroom

6'6" x 5'5" (2.00 x 1.66)

Walk in shower. Wall mounted hand wash basin. Low level W.C. Vinyl non slip flooring. Extractor fan. Chrome heated towel rail. Coving. Part tiled walls.

Bosmere Court

Private parking for Bosmere Court residents. Access to flats through communal entrance hall with secure intercom system. Access to flats via stairs or lift.

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.

- Ground Floor Flat
- Living Room
- Three Piece Bathroom Suite
- Guest Room on Site
- No Onward Chain
- One Bedroom
- Kitchen
- Close to Amenities
- Communal Gardens



A Google Map showing the location of Needham Market and the Needham Lake Play Area and Walks. A large orange pin marks the center of Needham Market. To the south, a green pin with a tree icon marks the Needham Lake Play Area and Walks. The map includes a road labeled B1078 and a railway line. The Google logo and 'Map data ©2025' are visible at the bottom.

A detailed ground floor plan of a residential property. The plan includes a large sitting/dining room on the right side, which has access to a rear garden. An entrance hall leads from the front door into the sitting/dining room and provides access to other parts of the house. To the left of the entrance hall is bedroom 1, which contains a wardrobe. Further down the hallway is a shower room equipped with a bathtub, toilet, and sink. Adjacent to the shower room are two cupboards: an airing cupboard and a general cupboard. The kitchen is located at the top center of the plan, featuring a sink, stove, and built-in oven. A small back garden is visible behind the kitchen area. The entire plan is set against a light blue background with a large, stylized 'R' watermark.

GROUND FLOOR

BEDROOM 1
WARDROBE
KITCHEN
ENTRANCE HALL
SITTING/DINING ROOM
SHOWER ROOM
AIRING CUPBOARD
CUPBOARD

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, 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 as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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