



**Squadron House Eagle Way, Martlesham Heath Ipswich IP5 3AB**

welcome to

## Squadron House Eagle Way, Martlesham Heath Ipswich

\*\*WARDEN CONTROLLED RETIREMENT APARTMENT \*\*LUXURY DECOR AND APPLIANCES \*\*ONE BEDROOM \*\*WALK- IN WARDROBE/DRESSING ROOM \*\*LOUNGE LEADING OUT TO BALCONY \*\*LOUNGE/DINER \*\*NO ONWARD CHAIN \*\*OVER 60(s)\*\*MARTLESHAM HEATH \*\*PET FRIENDLY



## Agents Note

This McCarthy & Stone one-bedroom apartment is ideally situated in the heart of Martlesham, offering immediate access to a wide range of local amenities. The location is particularly convenient for the nearby doctor's surgery, shops, and retail facilities, as well as excellent public transport links. The 66-bus route provides easy travel to Kesgrave and Ipswich, making this an excellent choice for those without a car.

One of the property's greatest advantages is its peaceful setting. Positioned away from major through-traffic, the development offers a quiet, relaxed environment with pleasant walking routes throughout the surrounding area.

## Secure Main Entrance Into- Shared Communal Area

Beautiful lounge area where many activities take place. Warden office and along the hallway the lifts and stairs can be located to all floors

## Entrance Door Into Hallway

\*\*Built in double cupboard with washing machine to stay and wall mounted boiler  
\*\*Wall mounted interface control

## Lounge

21' 10" x 11' 11" ( 6.65m x 3.63m )  
\*\*Double glazed door leading to balcony  
\*\*Electric radiator

## Kitchen

7' 11" x 7' 3" ( 2.41m x 2.21m )  
\*\*Double glazed window to the front  
\*\*Sink unit with mixer tap over  
\*\*Adjoining work surface with under cupboards, drawers and matching base and wall units. Display lights under  
\*\*Built in electric oven and hob, with extractor hood over a chrome splash back  
\*\*Integrated fridge/freezer to stay

## Bedroom

14' 3" x 8' 11" ( 4.34m x 2.72m )  
\*\*Double glazed window to the front  
\*\*Electric radiator  
\*\*Door into-

## Walk-In Wardrobe/Dressing Room

\*\*Hanging and shelving

## Shower Room

\*\*Walk in in double shower  
\*\*Vanity wash hand basin with storage  
\*\*W/C  
\*\*Heated double towel rail  
\*\*Tiled flooring

## Outside

\*\*Well-kept communal gardens



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## Squadron House Eagle Way, Martlesham Heath Ipswich

- SHARED OWNERSHIP AT 75% WITH NO RENT PAID ON THE ADDITIONAL 25%
- MC CARTHY & STONE LUXURY INDEPENDENT LIVING FOR OVER 60(s)
- ONE BEDROOM APARTMENT
- MARTLESHAM HEATH
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 330.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref:  
IPW104014 - 0009

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