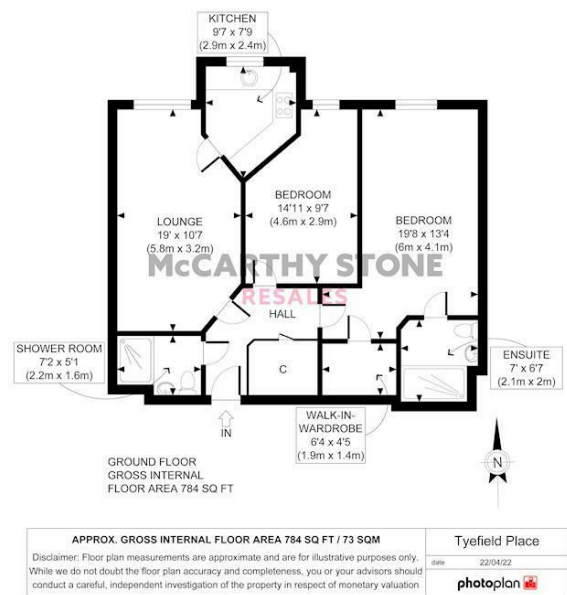


1 Tyefield Place

High Street, Hadleigh, IP7 5FE



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £320,000 Leasehold

A beautifully presented TWO bedroom GROUND floor apartment set within the popular retirement living complex, Tyefield Place. ~CAR PARKING SPACE AVAILABLE WITH PURCHASE~  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Tyefield Place, Pound Lane, Hadleigh, Ipswich, Suffolk, IP7 5FE

## Tyefield Place

Located just 300 metres from the High Street in Hadleigh, our Retirement Living development by McCarthy & Stone boasts all the latest features, in a cosy and quiet community. Tyefield Place has everything you need to get on with enjoying your active and fulfilling retirement lifestyle. The stunning homeowners' lounge opens out to beautiful landscaped gardens, providing the perfect space to sit back and enjoy your retirement with family and friends. If you have friends or relatives who would like to stay the night, you can book the guest suite (usually £25 a night and booked through your House Manager, subject to availability)

## Local Area

Hadleigh is an historic market town in South Suffolk, 10 miles west of Ipswich and 15 miles from Colchester. In Hadleigh you'll find pretty, painted cottages, hundreds of beautiful English Heritage listed buildings and of course, the usual quintessential British pubs. On Fridays, the busy farmers' market is not to be missed, as well as the annual Hadleigh Show, one of the oldest one-day agricultural shows in East Anglia. Active types will be able to enjoy the cricket and bowls club, founded in 1754. There is also an equestrian centre, swimming pool and football fields. The development is close to transport links, with a bus stop located just over the road. Cambridge is an hour by car, and London is only 1.5 hours away.

## Apartment Overview

The two bedroom apartment is presented in an 'as new' condition and is situated on the ground floor and positioned close to all communal areas. Allocated car parking space available with the purchase.

## Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to utility/ storage cupboard with washer/dryer and a separate storage cupboard. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Further doors lead to the lounge, bedrooms and shower room.

## Lounge

A bright and airy lounge which provides ample space for dining.

Sky Q connection and telephone point, raised power points and two ceiling light points. Part glazed door leads to a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of white high gloss base and wall units with under counter lighting. Double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, power points, pelmet lighting, central ceiling light.

## Master Bedroom

Spacious bedroom which has a large window allowing lots of natural light in. The master bedroom has a walk-in wardrobe providing hanging rails and shelving. Raised power points and two decorative ceiling lights. Door leads to an en-suite.

## Ensuite

Large modern en-suite suite comprising of a triple length walk-in shower with glass screen and hand rail. Vanity unit with inset hand basin and light up mirror over, WC and mirrored cabinet above. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

## Bedroom Two

Double second bedroom which could be used for dining / study. Raised electric sockets and decorative ceiling light.

## Shower Room

Fully fitted modern suite comprising of level access double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Heated towel rail, ceiling spot lights, slip resistant flooring and emergency pull cord.

## Service Charge

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartment
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior

# 2 bed | £320,000

communal areas

- Contingency fund including internal and external redecoration of communal are
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £4,450.80 per annum (for the financial year ending 30/09/20225)  
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Leasehold Information

Ground rent: £495 per annum  
Ground rent review: 1st June 2034  
Lease Length: 999 Years from 1st June 2019

## Moving Made Easy

- Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information speak with our Property Consultant today.

