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# 1 Tyefield Place, Hadleigh, IP7 5FE

## £330,000

- GROUND FLOOR Apartment
- Shower Room plus EN SUITE
- ALLOCATED PARKING plus VISITOR Parking
- Landscaped COMMUNAL Gardens
- 999 Year Lease
- Two DOUBLE Bedrooms
- Offered with NO ONWARD CHAIN
- Just 300 Metres to the HIGH STREET
- Fitted Kitchen and Living Room
- Over 55's Only

### About the property

A smart TWO BEDROOM GROUND FLOOR retirement APARTMENT ideally LOCATED CLOSE to the ENTRANCE and offered for sale with NO ONWARD CHAIN, an ALLOCATED PARKING SPACE and just 300 metres from HADLEIGH HIGH STREET. The property, which is part of the prestigious MCCARTHY STONE development also has access to COUNTRYSIDE WALKS and landscaped COMMUNAL GARDENS. The APARTMENT offers light, bright and SPACIOUS accommodation which includes a hall, living room, fitted kitchen, shower room and two bedrooms. The principal bedroom also has its own walk in wardrobe and en suite shower room.

### Outside

The development is accessed via electric gates and includes lovely well kept landscaped gardens. This property also benefits from having an allocated parking space (space G) along with visitor parking.

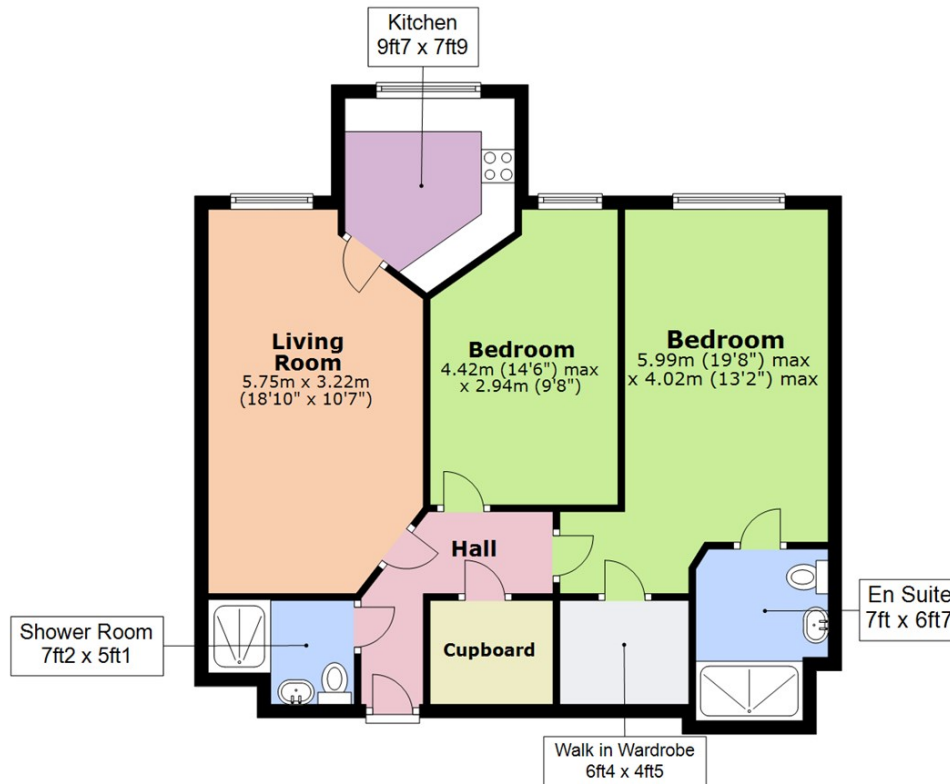
### Useful info

The development also has a communal lounge which opens out onto landscaped gardens for you to enjoy. Friends or relatives who would like to stay the night, can book the guest suite (usually £25 a night and booked through your House Manager, subject to availability). The house manager is on site during office hours and there is a 24-hour careline facility. The service charge is £4,396.11 for the financial year ending 30/09/2024. The service charge does not cover external costs such as your Council Tax, electricity or TV licence. The ground rent is £495 per annum with the rent review on 1st June 2034. Lease: 999 Years from 1st June 2019. The property has all mains services except for gas. The heating is via electric heaters.





## Ground Floor



Total area: approx. 72.6 sq. metres (781.8 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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