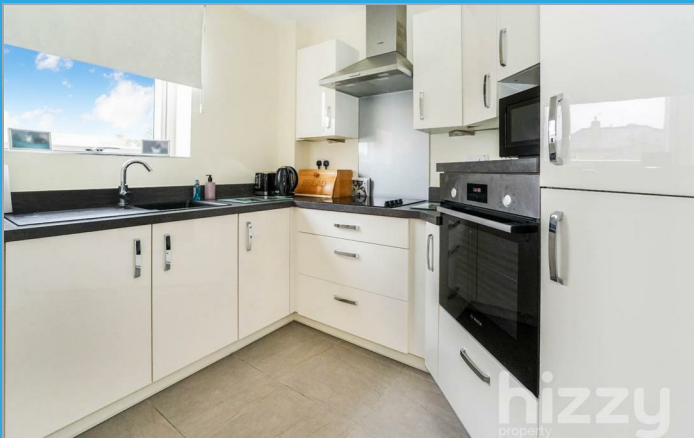




www.hizzyproperty.co.uk



36 Tyefield Place, Hadleigh, IP7 5FE

£265,000

- Immaculately Presented Living Space
- One Double Bedroom with Walk in Wardrobe
- Smart fitted kitchen with Built in Appliances
- Hall with Walk in Laundry Room
- Landscaped Gardens
- First Floor Retirement Apartment
- Living and Dining Room
- Contemporary Style Shower room
- Communal Lounge Area's

About the property

An immaculate and very well presented one bedroom first floor retirement apartment for the over 60's. The property has a pleasant light and bright feel throughout and includes a generous sized double bedroom with a walk in wardrobe, stylish shower room with a large shower tray, reception hall with a walk in laundry cupboard, living room with a dining space and a fitted kitchen with built in oven, hob and fridge/freezer. The development is ideally located just 300 metres from the town's High Street and also has access to countryside walks and the well manicured communal gardens.

Outside

The development is accessed via electric gates and includes lovely well kept landscaped gardens and paved seating area's. Whilst there is no allocated parking space there are designated visitor spaces in the front and rear car park. The owner also advises us that an allocated space can be purchased separately subject to availability.

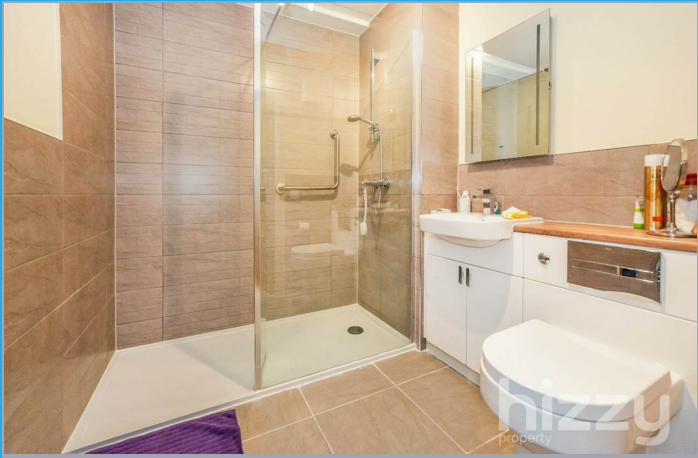
About the development

The development also has a large 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 £2967.96 for the financial year. The service charge does not cover external costs such as your Council Tax, electricity or TV licence but DOES include the water. The ground rent is £500 per annum with the rent review on 1st June 2034. Lease: 999 Years from 1st June 2019

Useful info

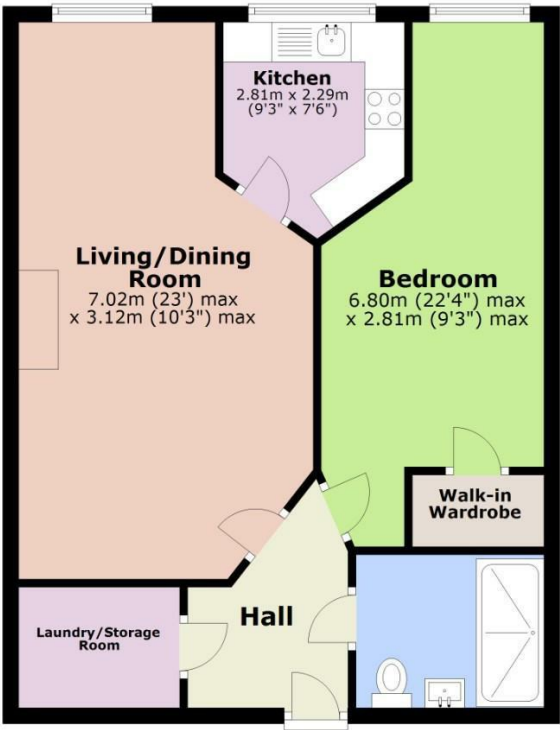
All mains services are connected except for gas with the heating being electric via panel heaters (not tested by the agents). Band "A " council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///thumps.intrigued.stability. Broadband download speed up to 1800 mbps and upload speed up to 220 mbps. Mobile coverage indoors likely on O2, EE and Three but limited service on Vodafone. Outdoor coverage likely on all networks (Source Ofcom).





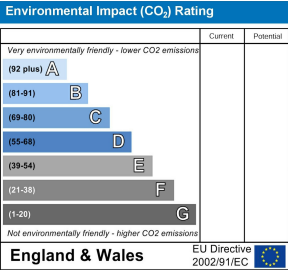
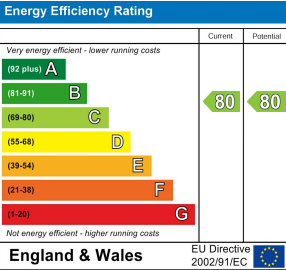
Floor Plan

Ground Floor
Approx. 57.3 sq. metres (616.5 sq. feet)



Total area: approx. 57.3 sq. metres (616.5 sq. feet)
The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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