



# 3 TYEFIELD PLACE

Hadleigh | Suffolk



Chapman Stickels

# 3 TYEFIELD PLACE, POUND LANE, HADLEIGH, IP7 5FE

CHAIN FREE - A MODERN TWO-BEDROOM GROUND  
FLOOR RETIREMENT APARTMENT CONVENIENTLY LOCATED IN THE  
HEART OF HADLEIGH

Ipswich - 8 miles

Manningtree - 11 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

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- Entrance Hall • Sitting / dining room • Kitchen • Utility / store cupboard •
  - 2 double bedrooms • 2 shower rooms (1 ensuite) •
  - Communal lounge area and garden • Parking •





### The Property

Built by McCarthy and Stone circa 2019, 3 Tyefield Place is a modern, well-presented apartment set within a small purpose built development specifically aimed at the over 55's.

A welcoming reception area provides access to this well-presented apartment. The accommodation comprises a spacious entrance hall, double length sitting room with dining area, and a well equipped kitchen offering base and eye level units, with worktops and integrated appliances to include electric oven with ceramic hob and fridge freezer. There are two double bedrooms, one of which was used by the previous owner as a dining room and two fully tiled shower rooms (one en-suite). Bedroom one also benefits from a large walk-in wardrobe. A utility / storage cupboard houses the air ventilation system and hot water tank and has plumbing for a washing machine.



The property is fitted with various safety additions to include emergency pull cords, slip resistant flooring and hand rails in the shower rooms, and a 24 hour emergency call system.

Outside, in the main building there is a lounge available to enjoy with your visitors overlooking a beautiful landscaped garden, and private parking is available to the front within a fully enclosed, gated courtyard.

Service charge of £4,450.80 for the financial year ending 30/09/2024 to include:-

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



### Leasehold Information

Ground rent: £495 p/a (paid half yearly)  
Ground rent review: 1st June 2034  
Lease length: 999 years from 1st June 2019.

### Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as both Junior and Senior schools.

# 3 Tyefield Place, Hadleigh, IP7 5FE

Approximate Floor Area  
Main House - 818 sq. ft / 76.05 sq. m

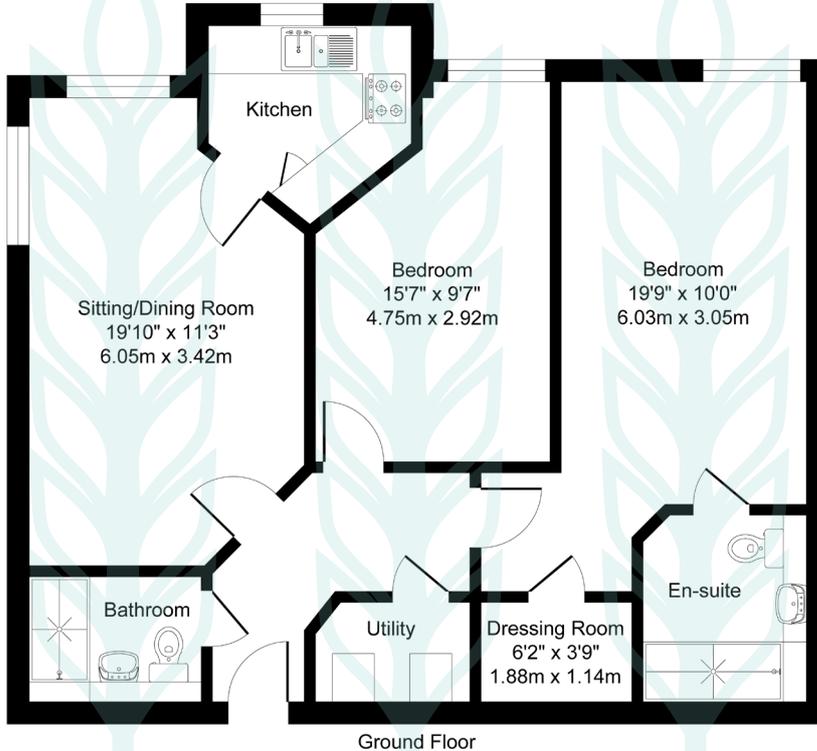


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