

## 40 Bader Court

Martlesham Heath, Ipswich, Suffolk, IP5 3UY



**PRICE: £160,000**

**Lease: 99 years from 1988**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DOOR TO PATIO AREA.

Bader Court comprises 24 apartments, 10 bungalows and 5 houses. The Development offers direct access to The green and woodland. Bus Routes, local shops including Dentist and Doctors are within close proximity. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. SUBLETTING IS NOT PERMITTED

Resident Development Manager  
Communal Garden  
Minimum Age 55  
24 hour emergency Appello call system  
Lease: 99 years from 1988

Service Charge £2,995.51, Ground Rent  
£200.00

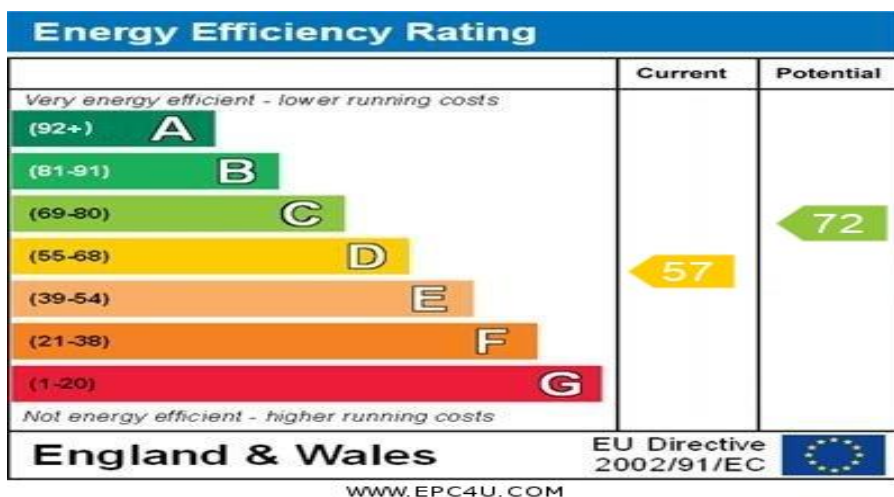


**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 52.5 sq.m. (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/3/26**

**Annual Ground Rent:**

**£200.00**

**Ground Rent Period Review:**

**2053**

**Annual Service Charge:**

**£2,995.51**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.