



UVEDALE COURT NEEDHAM MARKET

FOR SALE

- CHAIN FREE
- TWO BEDROOMS
- OVER 55'S
- GROUND FLOOR
- COMMUNAL GARDENS
- MODERN KITCHEN
- MODERN BATHROOM
- COMMUNAL PARKING
- EPC C



PRICE
£160,000



GD Estates are delighted to bring to the market this CHAIN-FREE, well-presented two-bedroom ground-floor retirement flat for the over 55s, located in the highly regarded Uvedale Court in Needham Market.

The internal accommodation includes two bedrooms, a modern kitchen, a light and airy living room, and a modern bathroom.

While offering full independence, the property also provides peace of mind with safety pull-cords in every room, directly connected to the nearby care home.

Externally, the property benefits from communal parking and beautifully maintained communal gardens.



OVERVIEW:

This well-presented two-bedroom ground floor retirement flat, located in the sought-after Uvedale Court development in Needham Market, offers a perfect balance of independence and reassurance for those aged 55 and over. The property features light and airy accommodation, including a spacious living room with direct access to the shared rear garden, a modern and well-equipped kitchen, and a modern bathroom with a walk-in shower, and two good sized bedrooms.

Externally, the development benefits from well maintained communal gardens and communal parking is available for residents and guests, providing ease and convenience. Situated within the same grounds as the renowned Uvedale Hall Care Home, the property also offers the reassurance of emergency pull cords in every room for added safety.

LOCATION:

Needham Market is extremely well served and offers a variety of local amenities, including a train station with mainline services to London Liverpool Street, several well-regarded public houses, a post office, a football club, and multiple convenience stores. It also benefits from easy access to the A14 trunk road, providing convenient links to the nearby towns of Stowmarket, Ipswich, Bury St Edmunds, and onward connections to London via the M11.

ENTRANCE HALLWAY

The property has its own private ground floor entrance, which enters via the wooden door into the spacious internal hallway which provides access to all of the internal accommodation. Large cupboard housing hot water tank and providing storage space. 1x electric panel heater. Intercom system.

LIVING ROOM

15' 1" x 11' 1" (4.62m x 3.4m):

Light and airy living room offering ample space for a living room suite and dining table with chairs. A uPVC door provides convenient access to the shared rear garden. The room also features a wooden-framed double-glazed window to the rear aspect and is heated by an electric panel heater and electric fireplace.

KITCHEN

12' 5" x 7' 6" (3.8m x 2.3m):

Modern, well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets beneath square-edge granite-effect worktops with complementary tiled splashbacks. Features include an inset sink and 1/2 bowl with drainer and mixer tap over, integrated induction hob with extractor fan, electric oven and grill, fridge-freezer, dishwasher, and washing machine. A double-glazed wooden-framed window to the front aspect completes the space.



BEDROOM 1

11' 1" x 10' 9" (3.4m x 3.3m):

Spacious double bedroom featuring built-in wardrobes with sliding doors, providing ample storage. The room is fitted with an electric panel heater and a double-glazed wooden-framed window to the rear aspect.

BEDROOM 2

9' 2" x 6' 10" (2.8m x 2.1m):

Second bedroom with double glazed wooden framed window to front aspect.

BATHROOM

8' 2" x 6' 10" (2.5m x 2.1m):

Featuring a modern three-piece white suite comprising a walk-in shower cubicle with screen and electric shower, a low-level WC, and a wall-mounted wash hand basin with storage beneath. The bathroom also includes a heated towel rail, water softener and airing cupboard.

EXTERNALLY:

Externally the development offers extremely well-maintained communal gardens to the front and rear. To the front there is a large lawn, pond and seating areas. To the rear the property opens out onto a lawn area with flower beds.

The development also offers communal parking for both residents and guests,. Additionally, the property is situated within the same grounds as the highly regarded Uvedale Hall Care Home, providing further reassurance and nearby support if needed.

SERVICES:

Mains services are connected including water, electricity and drainage. Electric heating.

TENURE:

The property is LEASEHOLD, chain free and offered with vacant possession.

Lease length – 99 years from 1990.

Ground rent - £1,645 per annum.

Service charges - £339 per annum.



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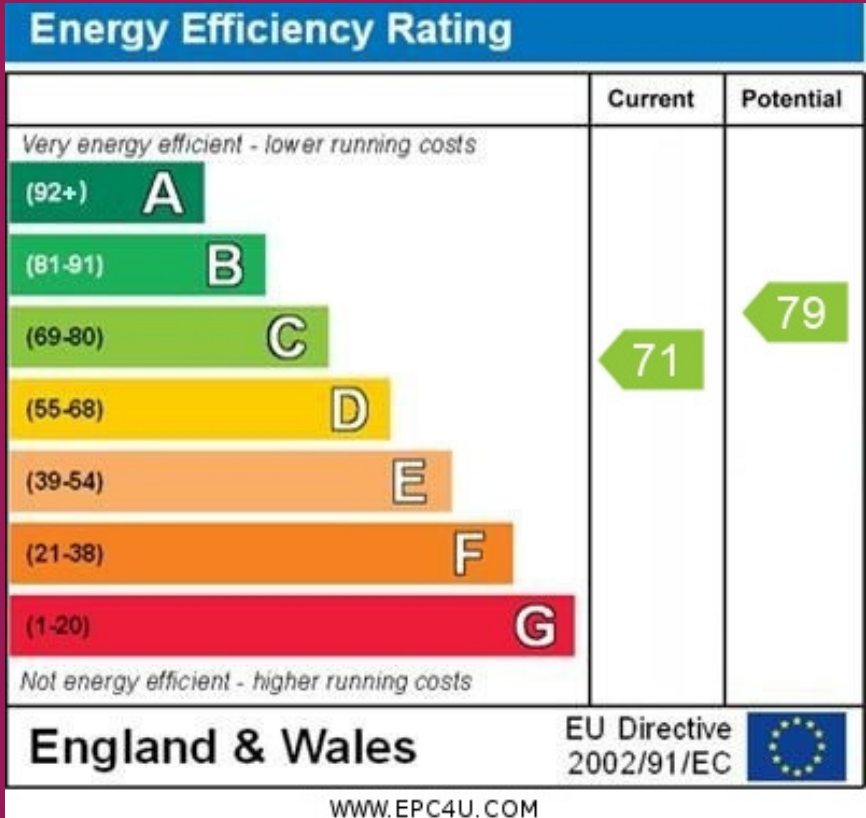
14, The Traverse, Bury St Edmunds, IP33 1BJ

LOCAL AUTHORITY & COUNCIL TAX BAND:

Mid Suffolk District Council. Council Tax Band C

AGENTS NOTES:

In accordance with The Property Ombudsman requirements, you are advised that a member of GD Estates staff (or their family members) are the vendor of this property.



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