

# UVEDALE COURT NEEDHAM MARKET FOR SALE

- CHAIN FREE
- TWO BEDROOMS
- OVER 55'S
- PRIVATE GROUND FLOOR ACCESS
- COMMUNAL GARDENS
- COMMUNAL PARKING
- EPC D
- COUNCIL TAX BAND C

**PRICE**  
**£150,000**





**GD Estates are delighted to offer to the market this CHAIN FREE two-bedroom maisonette for the over 55's located in the highly regarded Uvedale Court in Needham Market. The property has its own private ground floor entrance, with stairs and stair-lift to the first floor accommodation which comprises two double bedrooms, living room, kitchen and 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, there is use of the communal car park and extremely well-maintained gardens.**





## OVERVIEW:

This well-maintained two-bedroom retirement maisonette is set within the highly regarded Uvedale Court development in Needham Market, offering an ideal blend of independence and peace of mind for those aged 55 and over. The accommodation is light and spacious throughout, featuring a generous living room with , a well-equipped kitchen, bathroom, and two well-proportioned bedrooms.

Outside, residents enjoy access to attractive communal gardens, including a lawn, pond, and seating areas to the front, creating a peaceful and sociable setting. Communal parking is available for both residents and guests. Located within the grounds of the renowned Uvedale Hall Care Home, the flat also benefits from emergency pull cords in every room, offering added reassurance and security.

## 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, a post office, a football club, GP surgery with on-site pharmacy, multiple convenience stores and several well-regarded public houses. 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

Located on the ground floor is the property's private entrance hallway. Stairs with fitted stair-lift lead to the first floor. The hallway also features one electric storage heater and a double-glazed window to the front aspect.

## LANDING:

Providing access to all internal accommodation, the landing also features an electric storage heater, an electric intercom system (with a release mechanism for the front door), and a loft hatch.

## LIVING ROOM

15' 1" x 11' 9" (4.6m x 3.6m):

A light and airy living room featuring one electric storage heater and two double-glazed windows to the rear aspect.

## KITCHEN

12' 5" x 7' 10" (3.8m x 2.4m)):

A well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets set beneath square-edge worktops with complementary tiled splash-backs. Includes an inset stainless steel sink and half bowl with drainer and mixer tap over. Integrated electric hob with extractor above, and built-in Bosch oven. There is space and plumbing for a dishwasher or washing machine, as well as an under-counter fridge. A double-glazed window to the front aspect provides natural light.





### BEDROOM 1

11' 5" x 11' 1" (3.5m x 3.4m):

A spacious double bedroom featuring an electric panel heater and a double-glazed window to the rear aspect.

### BEDROOM 2

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

A second double bedroom enjoying views over the beautifully maintained communal gardens, and benefiting from a built in storage cupboard, an electric panel heater and a double-glazed window to the front aspect.

### BATHROOM

9' 6" x 7' 10" (2.9 (max)m x 2.4 (max)m):

Fitted with a three-piece suite comprising a paneled bath with electric shower over, low-level WC, and pedestal wash hand basin. An obscure double-glazed window to the front aspect provides natural light and privacy. The room also benefits from a large airing cupboard housing the immersion tank, offering ample additional storage.

### 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 there is a lawn area with flower beds.

The development also offers communal parking for both residents and guests, ensuring convenience.

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.

Electrical Installation Condition Report completed in May 2025.



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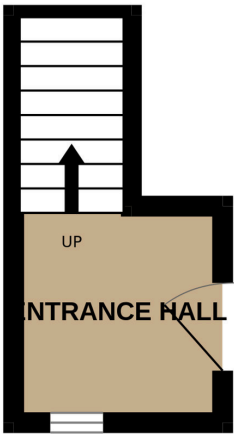
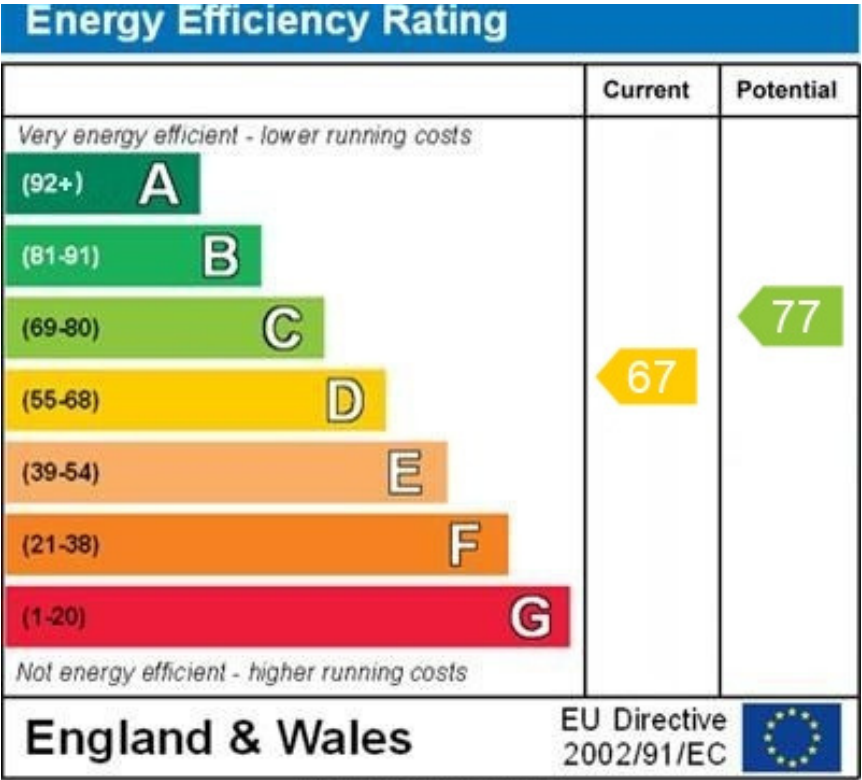
LOCAL AUTHORITY & COUNCIL TAX BAND:

Mid Suffolk District Council. Council Tax Band C

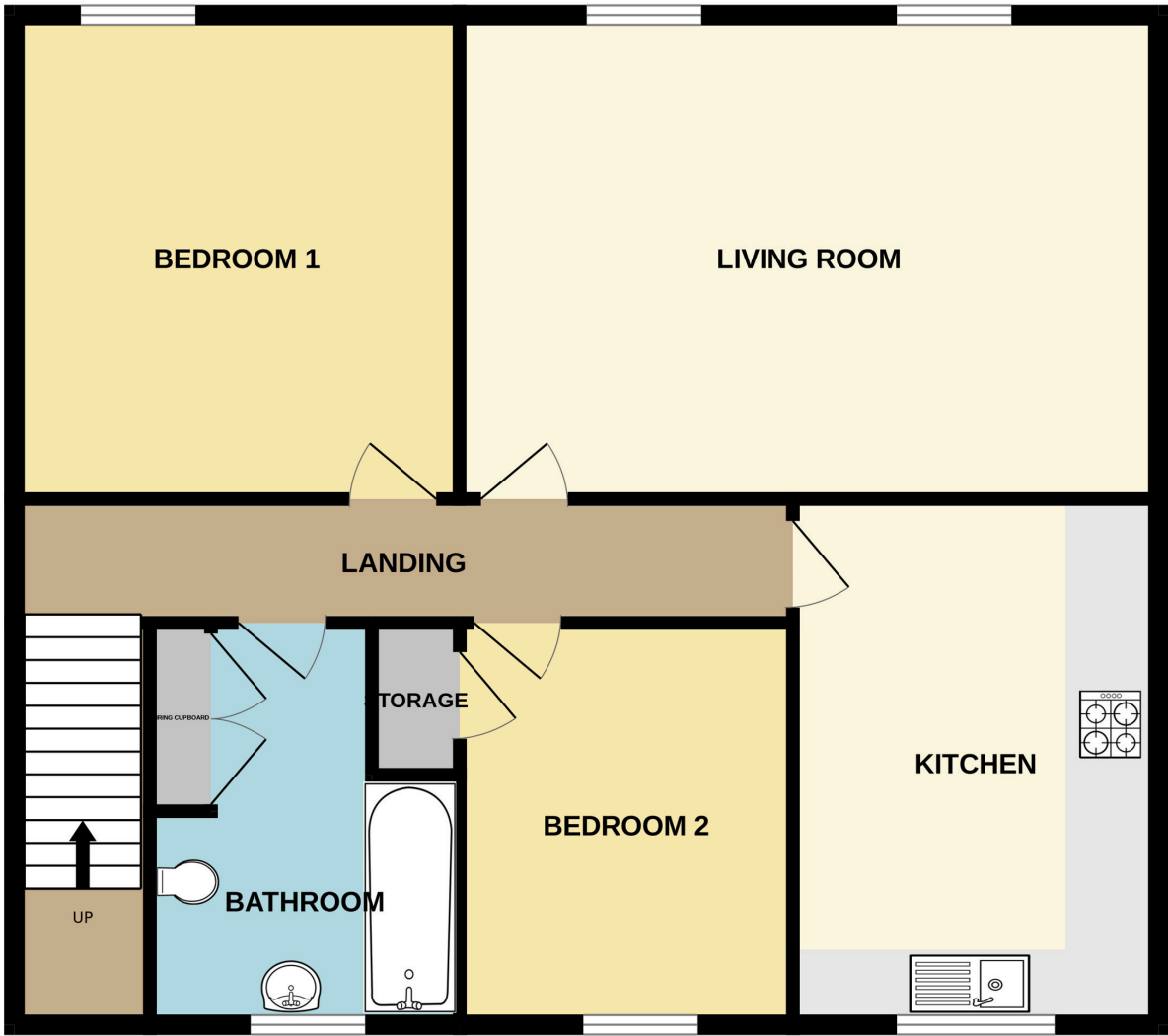
TENURE:

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

Years remaining: 62 years  
Current ground rent: £339  
Annual service charge: £1,421



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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