



UVEDALE COURT NEEDHAM MARKET

FOR SALE

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

PRICE
£155,000



GD Estates are delighted to present this CHAIN-FREE, well-maintained two-bedroom ground-floor retirement apartment for the over 55s, situated in the sought-after Uvedale Court, Needham Market.

The accommodation comprises:

- Two spacious double bedrooms**
- A well-equipped kitchen**
- A bright and airy living room**
- A modern bathroom**

Designed for independent living, the property also offers reassurance with safety pull-cords in every room, linked directly to the nearby care home.

Externally, residents enjoy communal parking and beautifully landscaped gardens, creating a peaceful and welcoming environment.



OVERVIEW:

A beautifully presented two-bedroom ground floor retirement apartment, set within the sought-after Uvedale Court development in Needham Market. Designed for those aged 55 and over, it offers the ideal blend of independence and peace of mind.

The apartment boasts light-filled, spacious accommodation throughout, including a generous living room, a well-appointed kitchen, a contemporary shower room, and two comfortable double bedrooms.

Outside, residents can enjoy the beautifully maintained communal gardens, complete with a lawn, pond, and inviting seating areas. There is also communal parking available for residents and visitors.

Positioned within the grounds of the prestigious Uvedale Hall Care Home, the property benefits from emergency pull cords for added reassurance.

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

The property benefits from its own private entrance, opening into a spacious hallway that provides access to all internal accommodation. The hallway includes an airing cupboard for storage and housing the immersion tank, along with an electronic intercom system, fitted emergency lighting, and an electric heater.

LIVING ROOM

15' 3" x 11' 5" (4.65m x 3.48m):

Light and airy living room with two double-glazed windows overlooking the communal gardens to the rear, and a modern electric panel heater.

KITCHEN

12' 8" x 7' 10" (3.86m x 2.39m):

Well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets set beneath roll-edge, granite-effect worktops with complementary tiled splashbacks. Features include an inset stainless steel sink-and-a-half with drainer and mixer tap, an inset induction hob with extractor above, and a fitted electric oven and grill. There is space and plumbing for a dishwasher and washing machine, as well as room for a fridge-freezer. A double-glazed window provides views over the communal gardens to the front.



BEDROOM 1

13' 3" x 9' 4" (4.04m x 2.84m):

Spacious double bedroom featuring a modern electric panel heater and a double-glazed window to the front aspect.

BEDROOM 2

13' 2 (max)" x 11' 5" (4.01m x 3.48m):

Second double bedroom featuring a modern electric panel heater and a double-glazed window overlooking the rear aspect.

BATHROOM

9' 9" x 6' 10" (2.97m x 2.08m)):

Modern bathroom featuring a stylish three-piece white suite, comprising a walk-in double shower, low-level WC, and a wall-mounted wash hand basin with storage beneath. Additional features include a heated towel rail, electric fan heater, and an obscure double-glazed window to the front aspect for privacy.

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.

LOCAL AUTHORITY & COUNCIL TAX BAND:

Mid Suffolk District Council. Council Tax Band C



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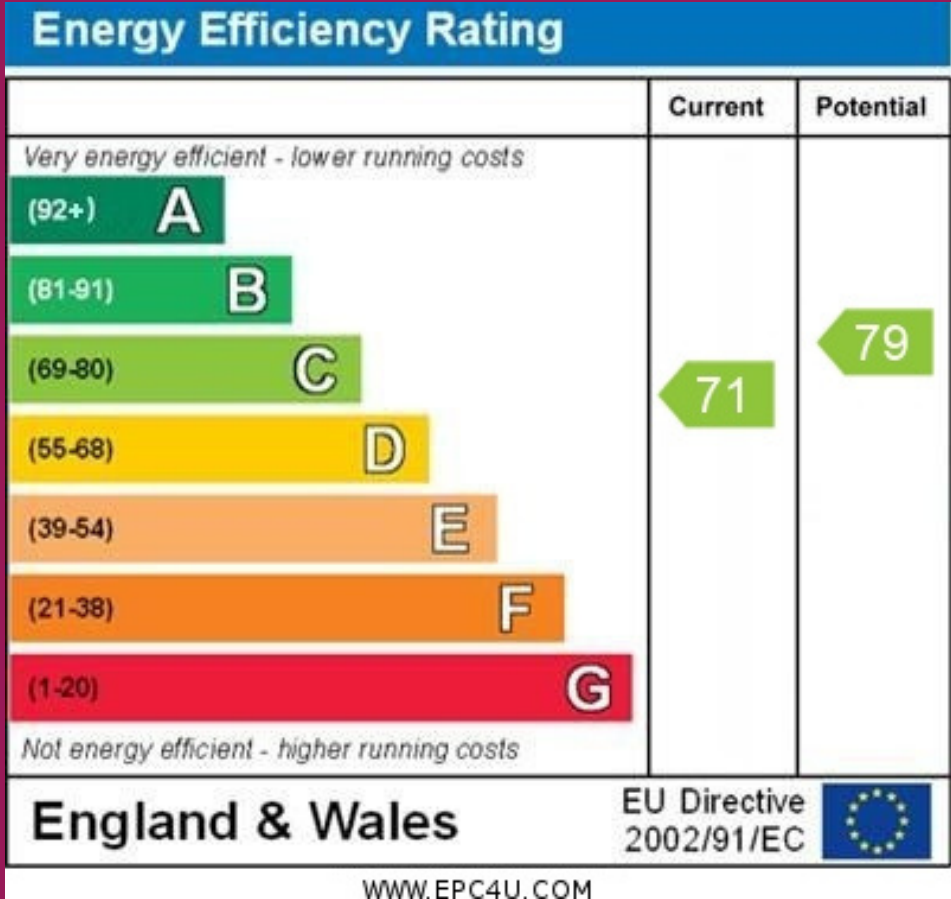


14, The Traverse, Bury St Edmunds, IP33 1BJ

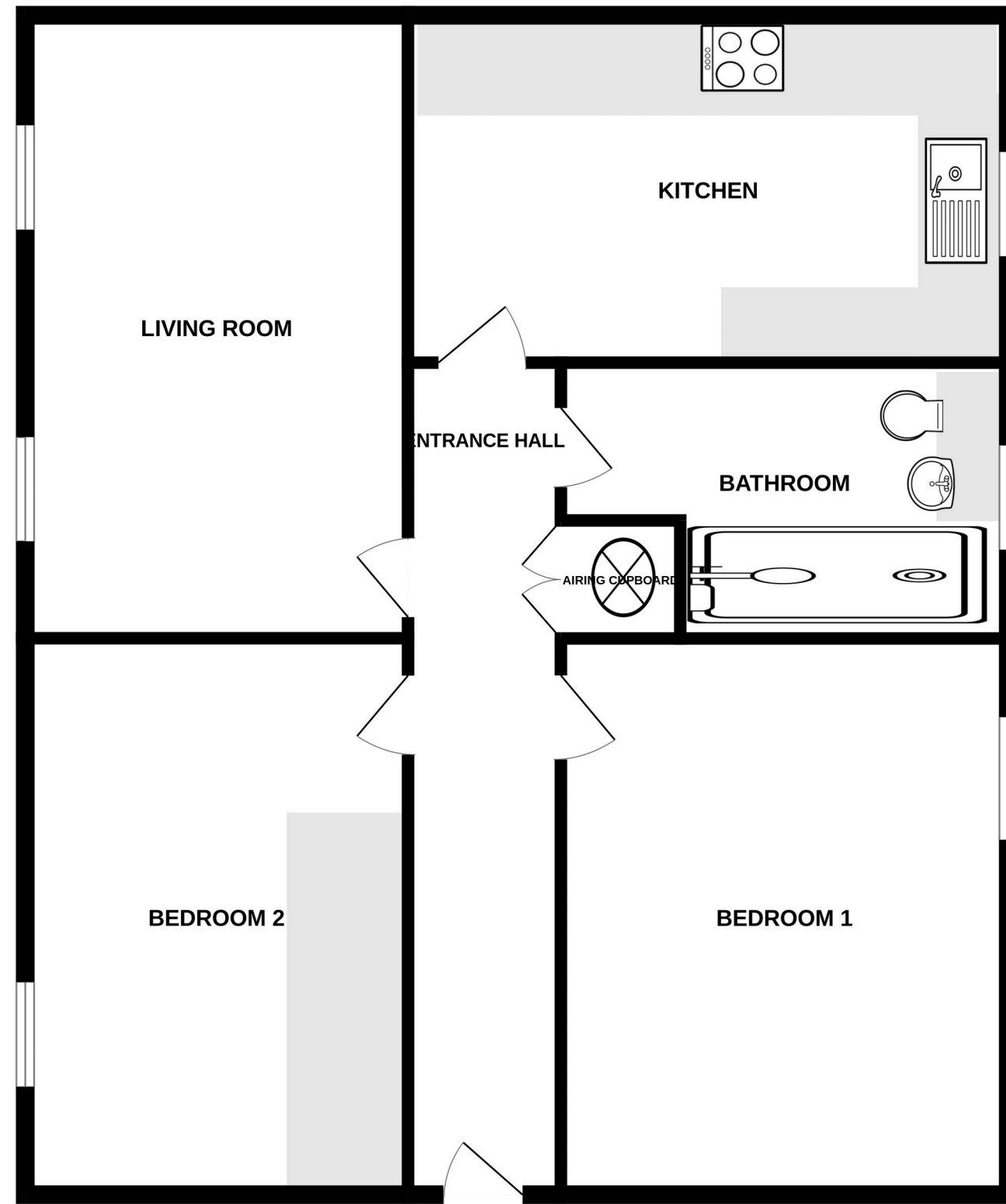
TENURE:

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

Years remaining: 63 years
Current ground rent: £339
Annual service charge: £1,421



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