



16 Bosmere Court, The Causeway, Needham Market, Ipswich, IP6 8BQ £60,000

Hamilton Smith Needham Market are pleased to offer this 1 bedroom FIRST floor retirement apartment situated within the popular Bosmere Court complex. The property benefits from kitchen, lounge, bedroom, bathroom, communal residents lounge and kitchen and communal gardens. The property is offered with NO ONWARD CHAIN.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

COMMUNAL ENTRANCE:

With doors to flats, stairs and lift to all floors.

ENTRANCE HALL:

With electric radiator, built in storage cupboard, door leading to ...

LOUNGE:

With two double windows overlooking the rear garden and electric radiator.

KITCHEN:

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer and space for appliances.

BATHROOM:

With panelled bath with shower over, low level w.c., wash hand basin, wall mounted heated towel rail..

BEDROOM:

With double glazed window overlooking the rear garden and electric radiator.

OUTSIDE:

Well cared for communal gardens with lawn area, patio area and flower and shrub borders. Parking at front.

USEFUL INFORMATION:

Bosmere Court is for the over 60's only and has an on-site manager Monday to Friday. Facilities include a large comfortable residents lounge, a fully fitted residents kitchen, a laundry room and a guest suite can be hired. The landscaped gardens surround the building for use by residents. Internally each property has a secure entrance intercom and alarm pull cords, there is also a residents car park but no spaces are allocated. Service charges are approximately £356.00 per month

NEEDHAM MARKET OFFICE:

119 High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

