



Bosmere Court,  
Needham Market IP6 8BQ  
£69,950 Leasehold

**MaxwellBrown**

Independent Property Agents

A ground floor sheltered accommodation apartment situated within walking distance of Needham Market town centre with its varied range of facilities. Accommodation includes hall, sitting room, kitchen, bedroom and bathroom. Other benefits include no onward chain, landscaped communal gardens, electric heating, residents' parking and emergency assistance if required. The minimum age for residence is 60 Years old.



**Communal Entrance Hall:** Secure main access leading to communal hallway and private entrance panel door to:

**Entrance Hall:** Intercom to warden, Dimplex storage heater, smoke detector, built-in cloaks cupboard and separate airing cupboard housing immersion heater, immersion timer and water storage tank, doors to:

**Shower room:** Fitted white suite comprising corner shower cubicle with Mira supreme electric shower, fold down seat and safety rails, sliding glass screen door, pedestal wash hand basin, low level WC. Tiled splashbacks. Extractor fan and mirror with lights. Electric heated towel rail, Dimplex convector heater, Emergency pull cord .

**Bedroom:** Emergency pull cord, Dimplex storage heater, pendant light, sealed unit double glazed window to rear with views over communal gardens, freestanding mirrored 3 door wardrobes available by separate negotiation.

**Lounge:** Sealed unit double glazed sliding patio doors to rear leading to the patio and communal gardens, t.v. point, pendant light archway to:

**Kitchen:** fitted with a range of white units under laminate worktop, 1.5 bowl inset ceramic sink and drainer with mixer tap, space for oven and fridge freezer, Whirlpool electric hob, extractor fan, emergency pullcord, fluorescent light, vinyl flooring.

**Outside:** communal gardens with paved patio area. There is also a communal Lounge within the block.

**Services:** Mains water, electricity and drainage are connected.

**Lease Details:** We are currently awaiting confirmation of the lease length. There is a Maintenance charge and ground rent which is set at £3136.24 Oct 24 to Sep 25 which includes water charges, buildings insurance, garden, grounds and communal area maintenance, Site manager, communal lounge and laundry.

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA - 422 sq.ft. (39.2 sq.m.) approx.  
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.  
Made with floorplan 02/2025

**Council Tax:**  
Band A Mid Suffolk district council

**Broadband:**  
Maximum available download speeds  
Standard 18Mbps  
Superfast 80Mbps  
Ultrafast 2000Mbps  
Information Source Ofcom.org.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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