



21 Tyefield Place, Hadleigh
Ipswich

Guide Price £250,000

21 Tyefield Place

Hadleigh, Ipswich

Located in the desirable Tyefield Place development, this immaculate one-bedroom first floor apartment offers bright, spacious and peaceful accommodation in an exclusive setting for those aged 55 and over.

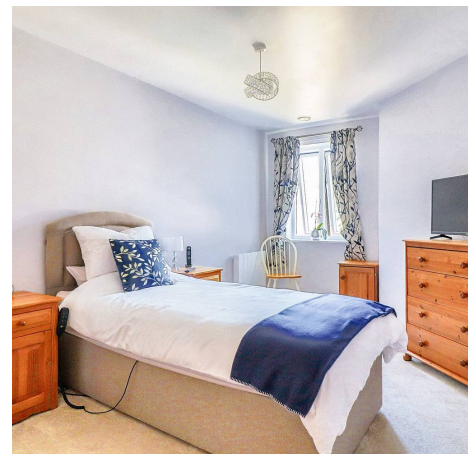
Set at the very end of the corridor, this apartment enjoys a particularly quiet position with excellent privacy. The living room features dual-aspect windows that provide lovely views over the surrounding neighbourhood, with a south-west facing aspect that captures the afternoon sun.

Tyefield Place is a modern, well-maintained development designed to offer stylish, low-maintenance living in a secure and welcoming community. Situated just a short walk from Hadleigh's historic High Street — with its independent shops, cafes, pubs, and weekly market — it also benefits from nearby access to the riverside walk, offering peaceful countryside strolls right on the doorstep.

The apartment itself is presented in immaculate condition, having been recently redecorated and fitted with brand-new carpets. It offers a generous and practical layout, beginning with a spacious entrance hall that includes access to a useful storage/laundry room.

The living/dining room is a bright and inviting space, with plenty of room for both lounge and dining furniture. The dual-aspect windows not only enhance the light but also offer attractive outlooks over the peaceful development and surrounding residential area.

The modern kitchen is fully fitted and includes integrated appliances such as an oven, hob with extractor, fridge/freezer and space for dishwasher.



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The double bedroom is a generous size and includes a walk-in wardrobe, offering excellent storage without compromising on space. The stylish shower room is contemporary in design and includes a large walk-in shower with glass screen, wash basin with storage, WC, and a heated towel rail.

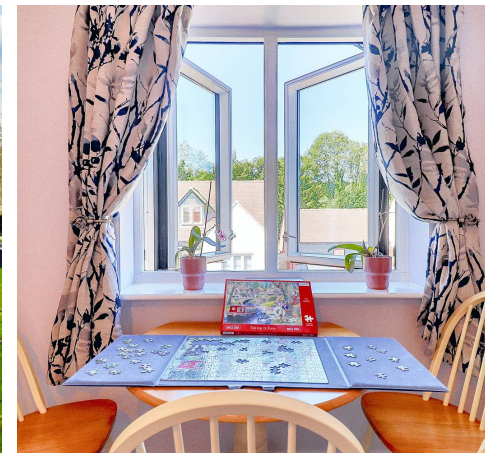
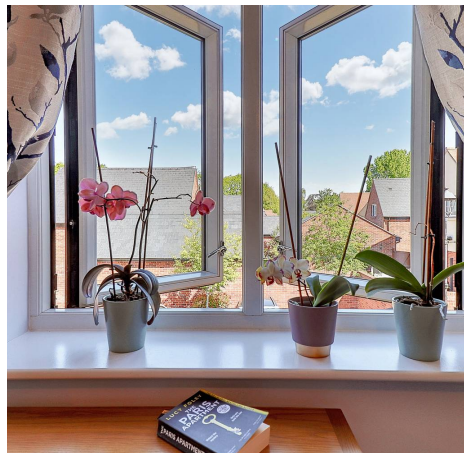
Tyefield Place has been thoughtfully designed for both comfort and safety, offering a host of communal features and security benefits:

- Secure entry system with camera and audio intercom
- 24-hour emergency call system throughout the apartment and building
- Lift access to all floors
- On-site House Manager
- Resident's lounge, ideal for social events or relaxing with neighbours
- Fully furnished guest suite available for overnight visitors (bookable in advance for a modest nightly fee)

Leasehold Information

- Lease Length: 993 years remaining
- Ground Rent: £500 per annum
- Service Charge: £2,940 per annum — includes:
 - House Manager
 - 24-hour emergency call system
 - Cleaning of communal areas and windows
 - Water rates (for both communal areas and the apartment)
 - Electricity/heating/lighting in communal areas
 - Upkeep of communal gardens and building maintenance
 - Buildings insurance
 - Contribution to contingency fund

The service charge does not include council tax, electricity for the apartment, or TV licence.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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