



14 TYEFIELD PLACE

Hadleigh | Suffolk



Chapman Stickels

14 TYEFIELD PLACE POUND LANE HADLEIGH, IP7 5FE

A MODERN TWO-BEDROOM GROUND FLOOR RETIREMENT
APARTMENT WITH BEAUTIFUL GARDEN VIEWS VIA A JULIET BALCONY,
CONVENIENTLY LOCATED IN THE HEART OF HADLEIGH

Ipswich - 8 miles

Manningtree - 11 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

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- Entrance Hall • Sitting / dining room • Kitchen • Utility / store cupboard •
 - Two double bedrooms (one with ensuite) • Additional shower room •
 - Communal gardens • Off-road parking •





The Property

Built by McCarthy and Stone circa 2019, 14 Tyefield Place is a modern, well-presented ground floor apartment set within a small purpose-built development specifically aimed at the over 55's.

The apartment comprises a spacious entrance hall leading through to a large sitting / dining room, with a Juliet balcony offering idyllic views over the well-maintained gardens. The well-equipped kitchen has various base and eye level units, with worktops and integrated appliances including electric oven, ceramic hob, and fridge freezer.

14 Tyefield Place benefits from two double bedrooms, with the main bedroom offering a fully tiled ensuite shower room and walk-in wardrobe. The second bedroom, which could also be used as a dining room, has its own separate shower room.

A utility room / store in the hallway houses the air ventilation system, water softener and hot water tank, and has plumbing for a washing machine. The apartment is fitted with various safety additions to include emergency pull cords, slip resistant flooring and hand rails in the showers, and a 24-hour emergency call system.

Tyefield Place offers a large lounge for all occupants and visitors to enjoy, with large bifolding doors leading to the beautifully landscaped gardens. The property benefits from one private parking space, within a full enclosed gated courtyard.

Service charge of £4,492.68 for the financial year ending 09/2026 to include:-

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartment
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Leasehold Information

Ground rent: £495 p/a (paid half yearly)
Ground rent review: 1st June 2034
Lease length: 999 years from 1st June 2019.

Local Authority & Council Tax Band
Babergh Council
Band C (2026)

Location

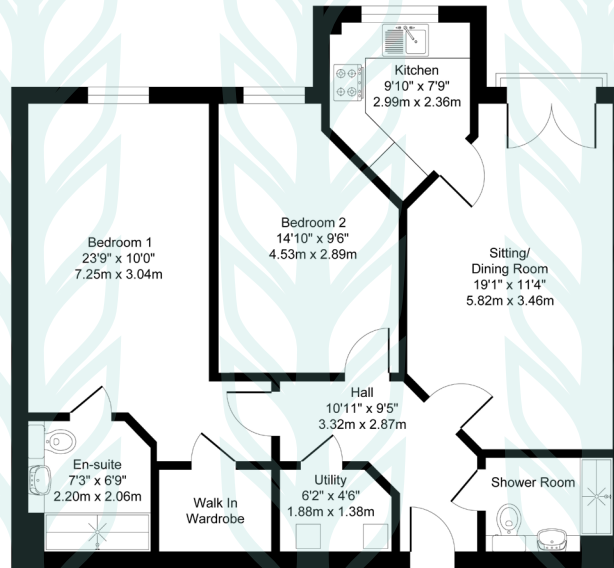
Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as a doctor's surgery within walking distance.



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Approximate Floor Area

Main House - 811 sq. ft / 75.34 sq. m



Ground Floor



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