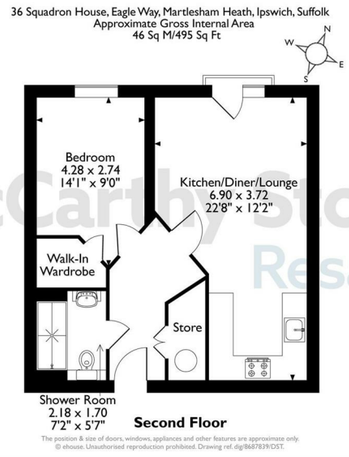
Excellent
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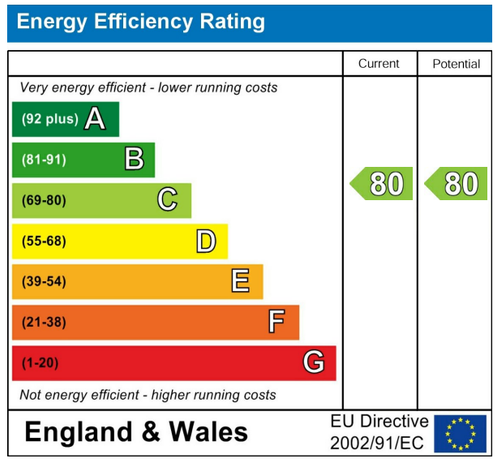
36 Squadron House, Eagle Way, Martlesham Heath, Ipswich, Suffolk
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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36 Squadron House

Eagle Way, Martlesham Heath, IP5 3AB

1 | 1 | Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Squadron House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £185,000
Leasehold

Owned Share: 75% | **Monthly Rent:** £0

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment
- Patio Area
- Homeowner's Lounge
- Landscaped Gardens
- Excellent transport links with easy access to surrounding towns, villages and the coast
- Dedicated House Manager to run the development day-to-day
- Ideally located in the beautiful village of Martlesham Heath
- A range of amenities close by including cafes, restaurants and shops
- Pet Friendly
- Call Resales on 0345 5564104 to book a viewing

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy & Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

36 Squadron House, Martlesham Heath

1 | 1 | Asking price £185,000

Shared Ownership
This property is owned 75% by the seller and 25% by McCarthy Stone Shared Ownership Ltd.

Squadron House
This stunning new Retirement Living development is exclusive to the over 60s and offers 29 one bedroom and 12 two bedroom spacious retirement apartments for sale. This new development is in the heart of this charming modern yet traditional village with easy access to Ipswich and the Suffolk Heritage coastline.

Easy independent living for the over 60s

Squadron House in Martlesham Heath is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

What's more, you can book the hotel-style guest suite to effortlessly host visitors in style—you can also holiday in our network of guest suites! Parking is available and well-behaved pets are welcome too.

Lounge
A bright and spacious living area featuring a Juliet balcony overlooking the front elevation. The room offers ample space for both relaxing and dining, with raised power sockets and TV points. The room flows seamlessly into an open-plan kitchen.

Kitchen
A modern kitchen fitted with a range of white wall and base cabinets providing ample storage, complemented by wood-effect work surfaces. The space features a sink with drainer, a waist-height oven for ease of use with space above for a microwave, and a four-ring induction hob with extractor hood over. An integrated fridge/freezer completes the kitchen.

Bedroom
A well presented double bedroom with outlook towards the front elevation and boasting a walk in wardrobe with hanging rails and shelves. Raised power sockets and TV points.

Shower Room
Fully tiled and fitted with suite comprising a full width walk in shower with glass screen and support rail, low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

Service Charge
- Onsite house manager, during working hours
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge: £4,040.92 for financial year ending 31/08/2026.

** Free Entitlements Advice** Check out benefits you may be entitled to.

Lease
Lease: 999 years from 1st Jan 2023

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

