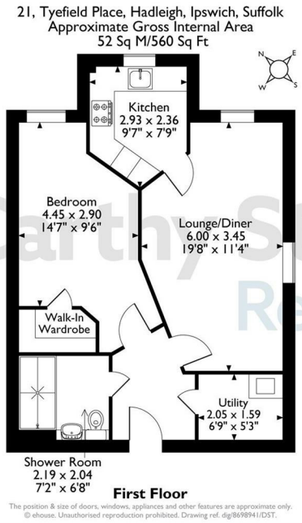
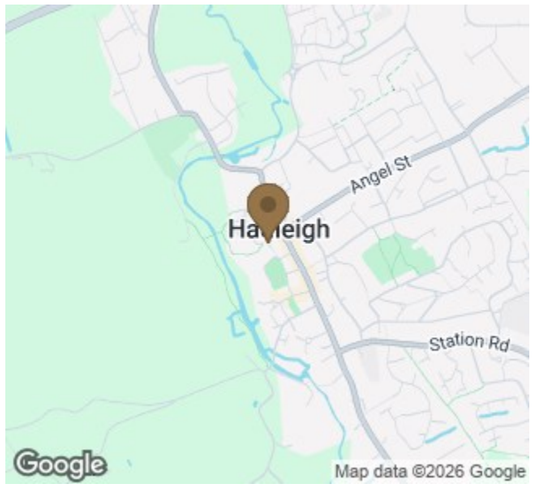
Excellent

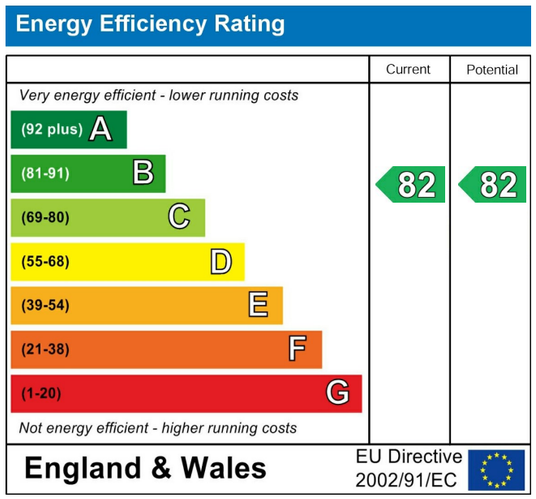
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Registered in England and Wales No. 10716544

The Property Ombudsman







21 Tyefield Place

High Street, Hadleigh, IP7 5FE

1 | 1 | Council Tax Band: B

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 21 Tyefield Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- EXCELLENT TRANSPORT LINKS
- PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- HOUSE MANAGER
- COMMUNAL LOUNGE
- 24-HOUR EMERGENCY RESPONSE
- GUEST SUITE
- LANDSCAPED GARDENS
- BEAUTIFUL LOCATION
- DUAL ASPECT

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Tyefield Place, Hadleigh

1 | 1 | Asking price £250,000

Tyefield Place
Located just 300 metres from the High Street in Hadleigh, our Retirement Living development by McCarthy & Stone boasts all the latest features, in a cosy and quiet community. Tyefield Place has everything you need to get on with enjoying your active and fulfilling retirement lifestyle. The stunning homeowners' lounge opens out to beautiful landscaped gardens, providing the perfect space to sit back and enjoy your retirement with family and friends. If you have friends or relatives who would like to stay the night, you can book the guest suite (usually £25 a night and booked through your House Manager, subject to availability)

Local Area
Hadleigh is an historic market town in South Suffolk, 10 miles west of Ipswich and 15 miles from Colchester. In Hadleigh you'll find pretty, painted cottages, hundreds of beautiful English Heritage listed buildings and of course, the usual quintessential British pubs. On Fridays, the busy farmers' market is not to be missed, as well as the annual Hadleigh Show, one of the oldest one-day agricultural shows in East Anglia. Active types will be able to enjoy the cricket and bowls club, founded in 1754. There is also an equestrian centre, swimming pool and football fields. The development is close to transport links, with a bus stop located just over the road. Cambridge is an hour by car, and London is only 1.5 hours away.

Apartment Overview
Well presented one bedroom apartment situated on the first floor, positioned towards the rear of the development with views towards the communal gardens and has the added benefit of dual aspect windows offering plenty of sun.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to utility/ storage cupboard with washer/dryer and a separate storage cupboard. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Further doors lead to the bedroom, shower room, and living room.

Lounge
Bright and spacious lounge enjoying an abundance of natural light from dual-aspect windows. Offering ample space for both relaxing and dining, the room features Sky Q connectivity, a telephone point, raised power sockets, and two ceiling light fittings. A part-glazed door provides access to the separate kitchen.

Kitchen
A modern fitted kitchen with a range of white high gloss base and wall units. The single sink unit with drainer and mixer tap sits below the double glazed window. Integrated waist height oven (for minimal bending) with space above for a microwave and ceramic four ringed hob with extractor hood. Integral fridge and freezer. Tiled floor, power points, under counter and central ceiling light point.

Bedroom
Spacious double bedroom enjoying plenty of natural light from the window. The room benefits from a generous walk-in wardrobe with ample hanging rails and shelving, together with an electric panel heater, raised power sockets, and an attractive decorative ceiling light.

Shower Room
Fully fitted modern suite comprising of level access double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Wall tiling, ceiling spot lights and slip resistant flooring. Electric heated towel rail.

Service Charge
- 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 are
- Buildings insurance

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

Annual Service charge: £3,134.56 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Ground rent: £435 per annum
Ground rent review: 1st June 2034
Lease: 999 Years from 1st June 2019

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 WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













