



Squadron House Eagle Way, Martlesham Heath Ipswich IP5 3AB



welcome to

Squadron House Eagle Way, Martlesham Heath Ipswich

****WARDEN CONTROLLED RETIREMENT APARTMENT **LUXURY DECOR AND APPLIANCES **ONE BEDROOM **WALK- IN WARDROBE/DRESSING ROOM **LOUNGE LEADING OUT TO BALCONY **LOUNGE/DINER **NO ONWARD CHAIN **OVER 60(s)**MARTLESHAM HEATH **PET FRIENDLY**



We are delighted to present this beautiful first-floor, one-bedroom apartment located within the sought-after McCarthy & Stone development in Martlesham Heath. Being sold at 75% shared ownership, the full market value is £280,000, with the remaining 25% retained by the developer. Importantly, no rent is payable on the developer's share, making this an excellent opportunity for buyers looking for an affordable and secure home.

The development is warden-controlled and benefits from secure gated access. Residents can enjoy a welcoming communal lounge offering a variety of activities, as well as lift access to all floors.

The apartment itself is just one year old and features a bright lounge with a private balcony overlooking Martlesham Heath. Additional highlights include a modern kitchen, a spacious walk-in wardrobe, and a contemporary shower room.

For further details or to arrange a viewing, please contact us.

Agents Note

Secure Main Entrance Into-

Shared Communal Area

Entrance Door Into Hallway

Lounge

21' 10" x 11' 11" (6.65m x 3.63m)

Kitchen

7' 11" x 7' 3" (2.41m x 2.21m)

Bedroom

14' 3" x 8' 11" (4.34m x 2.72m)

Walk-In Wardrobe/Dressing Room

Shower Room

Outside



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- SHARED OWNERSHIP AT 75% WITH NO RENT PAID ON THE ADDITIONAL 25%
- MC CARTHY & STONE LUXURY INDEPENDENT LIVING FOR OVER 60(s)
- ONE BEDROOM APARTMENT
- MARTLESHAM HEATH
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 330.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104014 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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