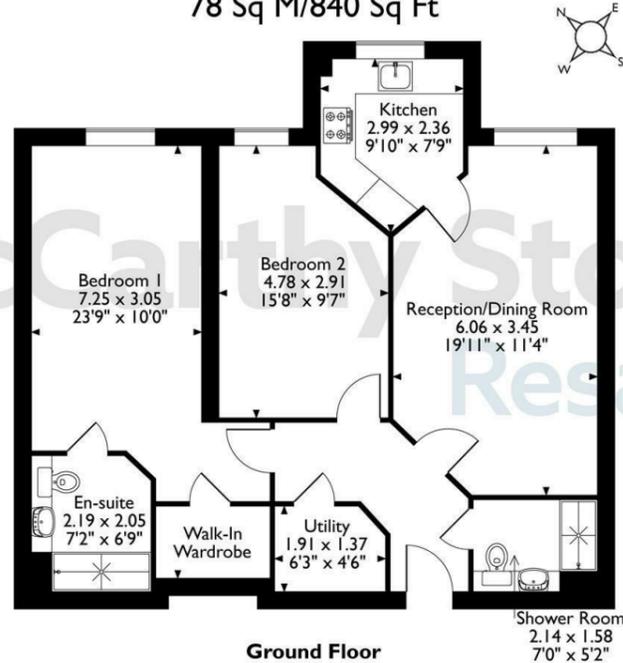


16, Tyefield Place, Hadleigh, Ipswich, Suffolk
 Approximate Gross Internal Area
 78 Sq M/840 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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16 Tyefield Place

High Street, Hadleigh, IP7 5FE

PRICE REDUCED



PRICE REDUCTION

Asking price £290,000 Leasehold

A spacious two-bedroom ground floor apartment featuring a modern kitchen, ensuite, and separate shower room. Ideally positioned within Tyefield Place, a McCarthy Stone Retirement Living development, with the homeowners' lounge and main entrance conveniently located on the same level.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

Tyefield Place, Pound Lane, Hadleigh,

2 Bed | £290,000

**PRICE
REDUCED**

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.

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 lounge, bedrooms and shower room.

Lounge

A spacious lounge with ample room for dining and window providing views over the front elevation. Sky Q connection and telephone point, raised power points and two ceiling light points. Part glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of white high gloss base

and wall units with lighting underneath. Window sits above a single sink unit with drainer and mixer tap. Integrated electric oven with space above for microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor and central ceiling light.

Master Bedroom

Spacious bedroom which has a window providing views towards the front elevation. The master bedroom has a walk-in wardrobe providing hanging rails and shelving. TV and phone point, ceiling lights and raised power points. Door leads to an en-suite.

Ensuite

Large modern en-suite suite comprising of a triple length walk-in shower with glass screen and hand rail. Vanity unit with inset hand basin and light up mirror over, WC and mirrored cabinet above. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

Bedroom Two

Double second bedroom which could be used for dining or study / hobby room. Ceiling light and raised power points

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. Heated towel rail, ceiling spot lights, slip resistant flooring and emergency pull cord.

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 Estate Manager.

Annual service charge: £4,492.65 for financial year ending 30/09/2026.

Leasehold Information

Ground rent : £495 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.
 - 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



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