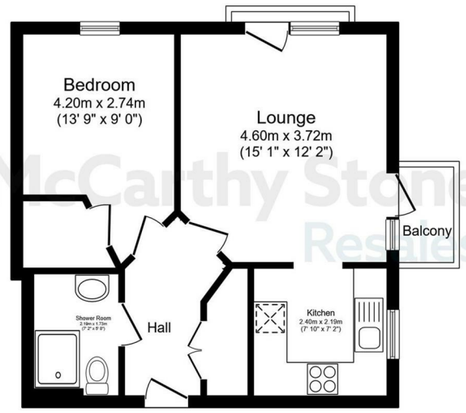
Excellent

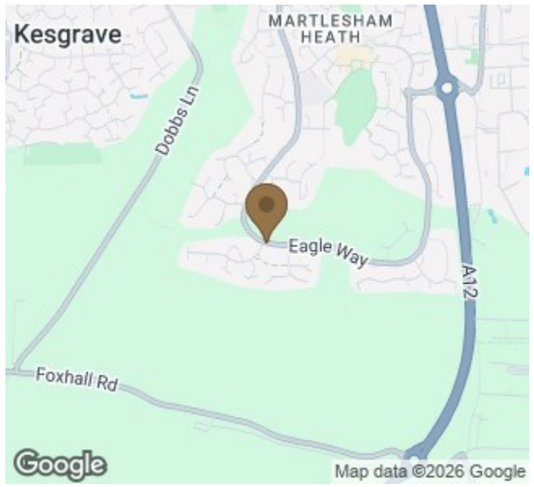
Trustpilot

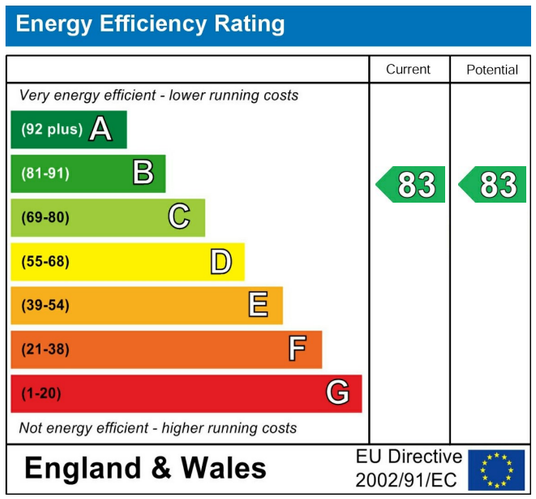
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Total floor area 42.1 sq.m. (453 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







## 22 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 22 Squadron House could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £280,000
## Leasehold

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

### Why you'll love living here:

- One Bedroom, First Floor Retirement Apartment
- Dual Aspect Views
- Walkout Balcony
- Allocated Parking Space
- Landscaped Gardens
- Homeowner's Lounge
- 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

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 22 Squadron House, Martlesham Heath

1 | 1 | Asking price £280,000

## 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.

## Apartment Overview

This well presented one bedroom, first floor retirement apartment offers light, spacious and comfortable accommodation, thoughtfully designed for ease of living. The bright and spacious living area provides ample room for both relaxing and dining, with a double glazed door opening onto a private walk out balcony overlooking the attractive communal gardens. The balcony offers the perfect space for a bistro table and chairs, ideal for enjoying the outdoors. The modern kitchen is fitted with a range of white wall and base cabinets, providing ample storage, complemented by attractive wood effect work surfaces. Integrated appliances include a fridge/freezer, a single waist height oven for ease of use, and a four ring induction hob with extractor hood above. A double glazed window allows plenty of natural daylight to fill the space. The well presented double bedroom benefits from a walk in wardrobe, complete with hanging rails and shelving, offering excellent clothes storage. The bathroom is fully tiled and fitted with a walk in shower incorporating a grab rail, a low level WC and a vanity unit with wash basin and mirror above, providing practical and accessible facilities. Overall, this appealing retirement apartment combines well proportioned living accommodation, useful storage and convenient features, together with the added benefit of a balcony overlooking the communal gardens.

## Landscaped Gardens

Squadron House boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

## Social Lifestyle

Socialising is high on the agenda at Squadron House and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

## Parking

Allocated parking space with the apartment.

## Additional Information

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

## Lease

Lease: 999 years from 1st Jan 2023

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Service Charge: £4,040.92 for financial year ending 31/08/2026.

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

## Moving Made Easy

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 speak with our Property Consultant today.













