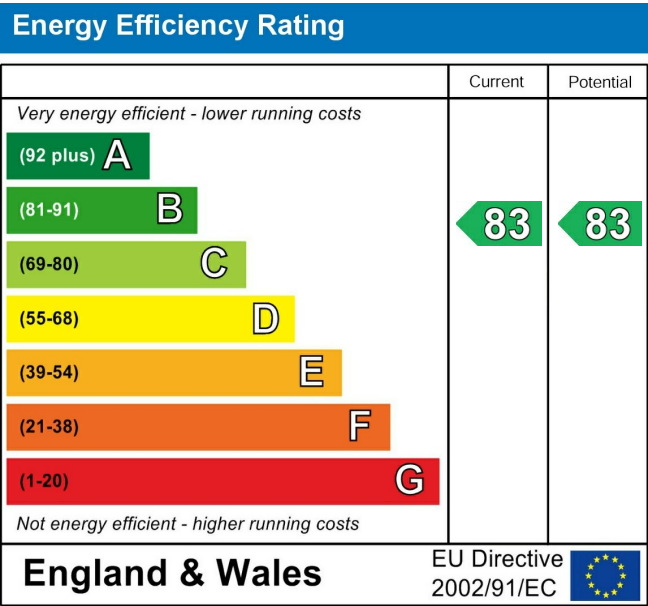
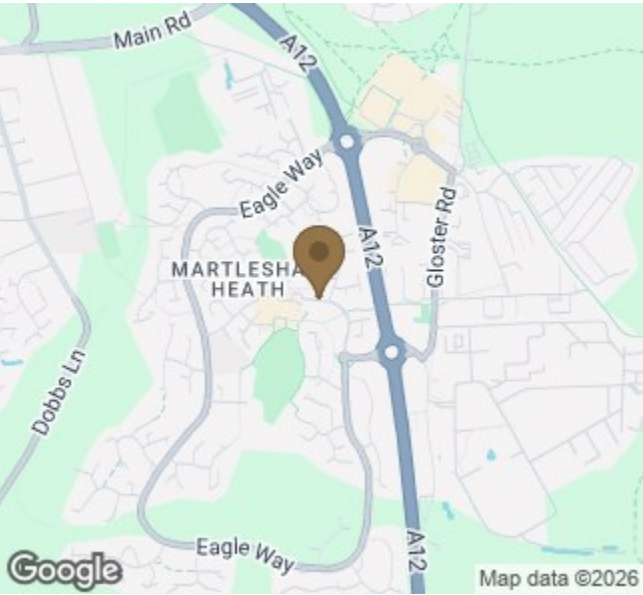
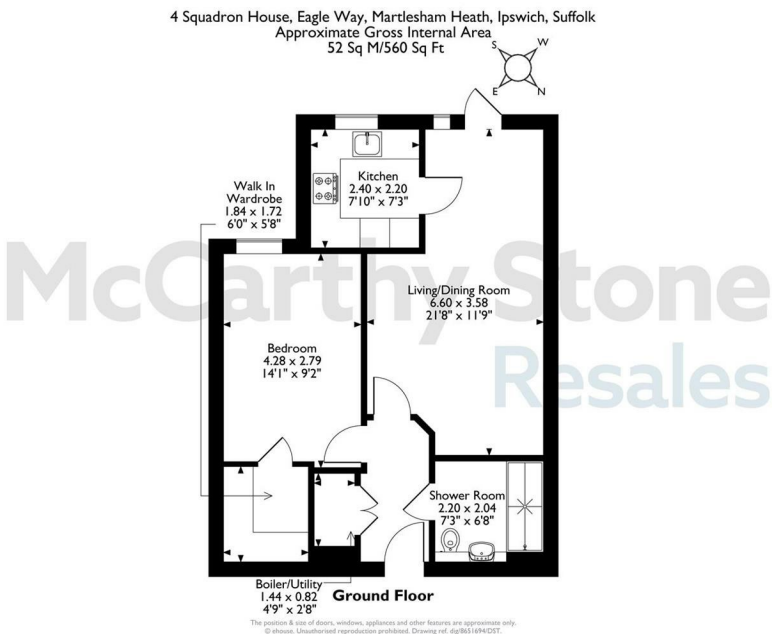




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Registered in England and Wales No. 10716544



4 Squadron House

Eagle Way, Martlesham Heath, IP5 3AB

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

Asking price £279,999
Leasehold

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

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

4 Squadron House, Martlesham Heath

 1 |  1 | Asking price £279,999

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.

Kitchen

A modern kitchen with a range of wall and base cabinets for ample storage finished in white with wooden effect worksurfaces over. Integrated fridge/freezer, single waist height oven (for minimal bend), four ring induction hob with extractor hood over, Integrated slimline dishwasher. A double glazed window allowing natural daylight.



Living Area

A light and spacious living area with ample room for dining. Double glazed door open onto a patio area which is perfect for a bistro table to watch the world go by! Raised power sockets and TV points for convenience. Wooden door opens onto the separate kitchen.

Bedroom

A well presented double bedroom which boasts a walk in wardrobe with hanging rails and shelves for ample clothes storage.

Bathroom

Fully tiled and fitted with grab rail into walk in shower, with 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 that can assist with service charges or living costs.
- 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

