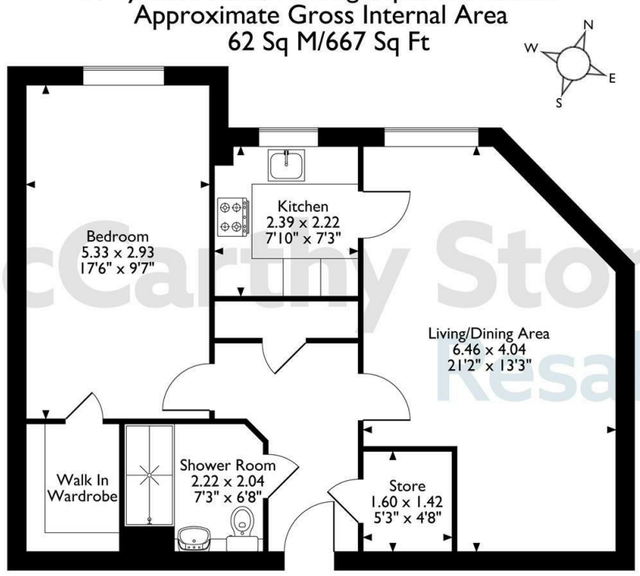
McCarthy Stone
Resales

7, Tyefield Place, Hadleigh, Ipswich, Suffolk
Approximate Gross Internal Area
62 Sq M/667 Sq Ft

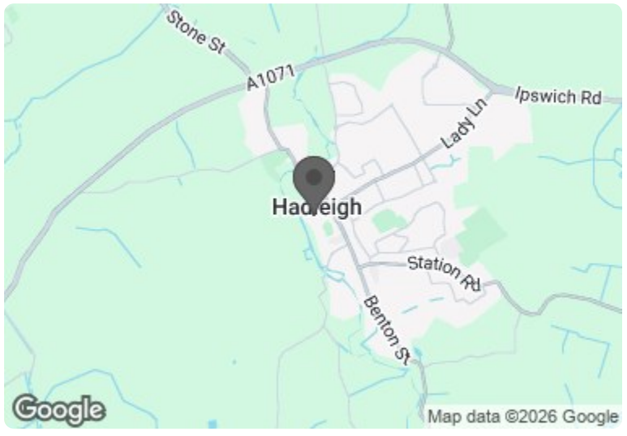


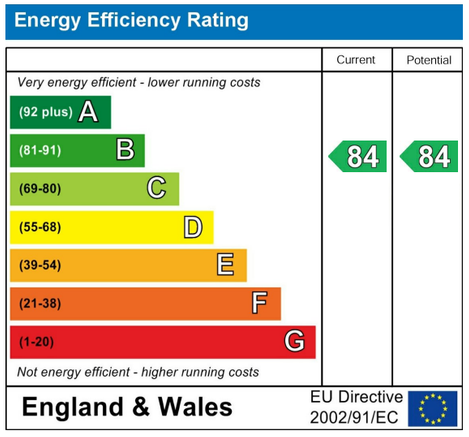
Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: B





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

7 Tyefield Place

High Street, Hadleigh, IP7 5FE







PRICE REDUCTION

Asking price £255,000 Leasehold

A light and spacious ONE BEDROOM apartment situated on the GROUND FLOOR. This apartment boasts a modern kitchen with INTEGRATED APPLIANCES, Shower room, Double bedroom with WALK-IN WARDROBE and spacious living area with AMPLE ROOM FOR DINING. Tyefield Place, a McCarthy Stone Retirement development is nestled in Hadleigh, Suffolk and boasts COMMUNAL LANDSCAPED GARDENS as well as HOMEOWNER'S LOUNGE (this apartment is in close proximity to the Homeowner's lounge and House Managers office) where SOCIAL EVENTS take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Tyefield Place, High Street, Hadleigh, IP7

1 Bed | £255,000

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.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to utility/ storage room with washer/dryer also big enough to house an airer. 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 lounge.

Lounge
A spacious lounge, neutrally decorated throughout with ample space for dining. Sky connection and telephone point. Electric panel heater, raised power points, two ceiling lights. 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 under counter lighting. UPVC window sits above a single sink unit with drainer and mixer tap. Integrated waist height oven (for minimal bending) with space above for a microwave and electric four ringed hob with extractor hood over. Integral fridge/freezer. Tiled floor, power points, central ceiling light point.

Bedroom
Bright and spacious bedroom boasting a walk-in wardrobe providing hanging rails and shelving for ample clothes storage. Telephone point, electric panel heater, raised power points, 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 area
- Buildings insurance

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

Annual service charge: £3,134.56 for the 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 Services
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.

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







