



**Uvedale Court, Coddendam Road, Needham Market,  
Ipswich, IP6 8AX**

**welcome to**

## **Uvedale Court Coddendam Road, Needham Market Ipswich**

Overlooking the attractive communal gardens of Uvedale Court is this two-bedroom over 55s retirement apartment. Comprising stair lift to first floor, living room, kitchen, two bedrooms and bathroom. Outside boasts residential parking, stunning gardens & communal facilities. Call to view now!

### **Accommodation**

#### **Entrance Hall**

The property is entered through a front door with access to loft, built in cupboard, coved ceiling, electric heater, entrance phone and carpet.

#### **Lounge**

17' 10" x 11' 7" ( 5.44m x 3.53m )

Window to rear and side, coved ceiling, electric fireplace and surround, tv point, electric heater and carpet.

#### **Kitchen**

7' 11" x 13' 11" ( 2.41m x 4.24m )

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, space for fridge freezer, washing machine, tumble dryer, spotlights, coved ceiling, part tiled walls and ceramic tiled flooring.

#### **Bedroom One**

13' 9" x 11' 3" ( 4.19m x 3.43m )

Window to front, fitted wall, coved ceiling and carpet.

#### **Bedroom Two**

8' 2" x 13' 11" ( 2.49m x 4.24m )

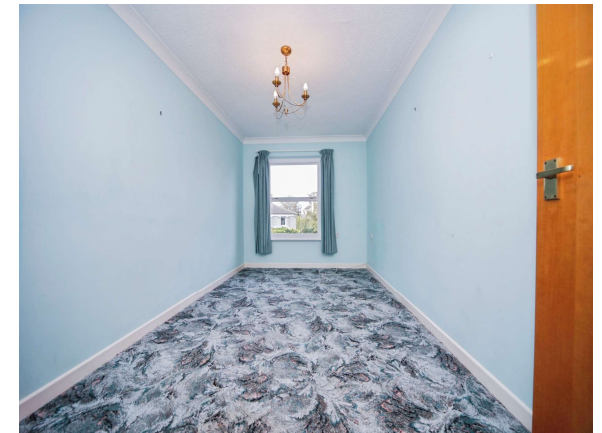
Window to front, coved ceiling and carpet.

### **Bathroom**

Shower cubicle, back to wall wc, vanity sink with mixer tap, spotlights, coved ceiling, extractor, fully tiled walls, electric heater and ceramic tiled flooring.

### **Outside**

Uvedale Court offers superb communal gardens for the residents to enjoy featuring a fishpond. The development offers resident/visitor parking at the front of the hall, and a storage shed which the residents can use.



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## Uvedale Court Coddendam Road, Needham Market Ipswich

- Two Bedrooms
- Over 55s Retirement Complex
- First Floor Apartment
- Emergency Pull Cords In All Rooms
- Stunning Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1421.00

Ground Rent: 339.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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