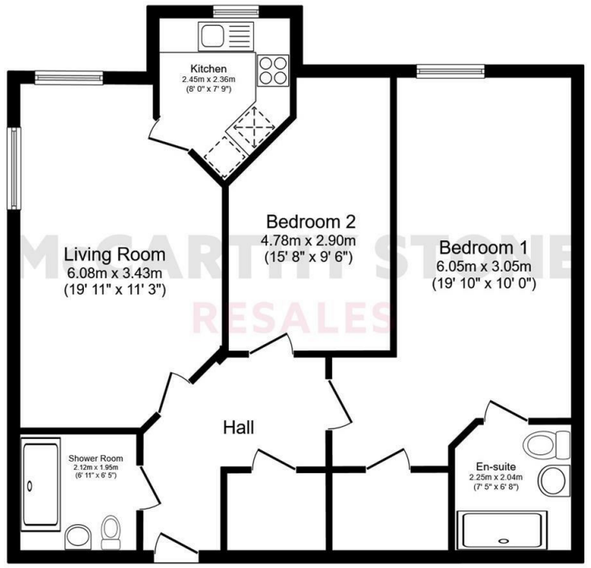
McCarthy Stone
Resales



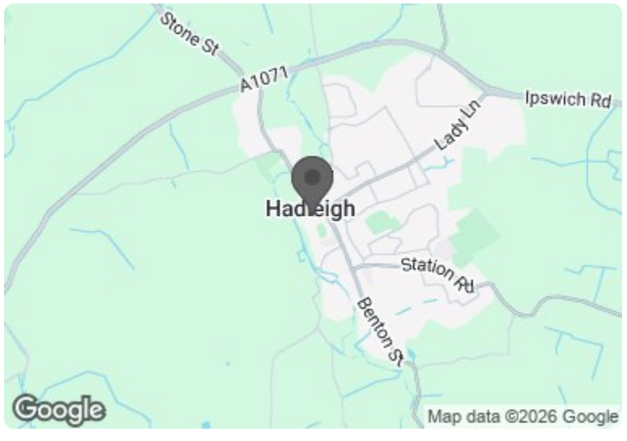
Total floor area 81.1 sq.m. (873 sq.ft.) approx

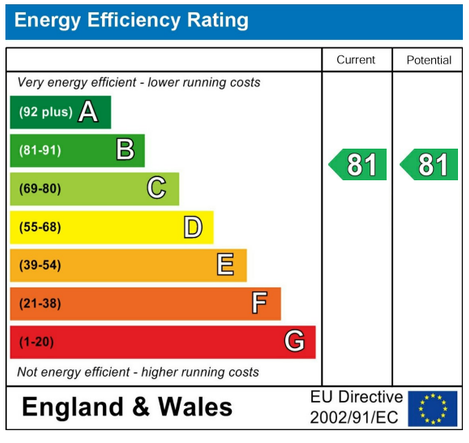
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

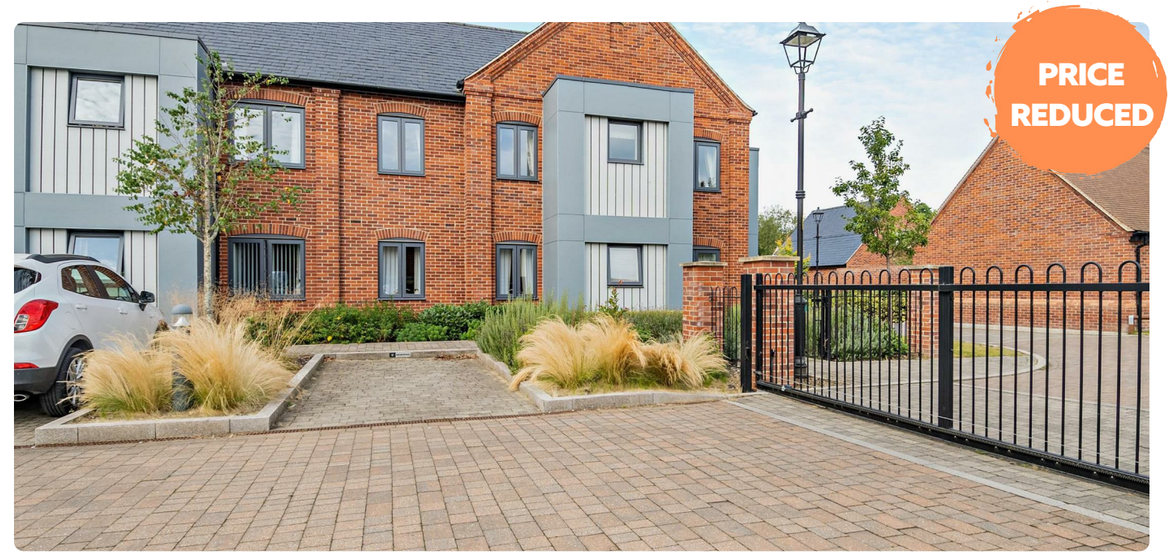
McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

20 Tyefield Place

High Street, Hadleigh, IP7 5FE



PRICE REDUCTION

Asking price £200,000 Leasehold

A beautifully bright and spacious TWO BEDROOM retirement apartment, boasting DUAL ASPECT living room and TWO MODERN SHOWER ROOMS, set in the very popular Tyefield Place development.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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

Tyefield Place, Pound Lane, Hadleigh,

2 Bed | £200,000

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. Ceiling light fitting. Wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Doors lead to the bedrooms, shower room, and living room.

Living Room
A bright and airy living room with dual aspect double glazed windows allowing lots of natural light in, making a lovely spot for a dining area. Sky Q connection and telephone point. Electric panel heater, raised power points and two ceiling lights. Part glazed door leads to a separate kitchen

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. The window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, power points, pelmet lighting, ceiling spotlights.

Master Bedroom
Spacious bedroom with a large window providing lots of natural light. Benefitting from having a walk-in wardrobe, housing hanging rails and shelving. Electric panel heater, raised power points and two decorative ceiling lights. Door leads to an en-suite.

Ensuite
Large modern en-suite suite comprising of 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
Currently used as a dining room, this spacious room can alternatively be used as a double bedroom or hobby room. Double glazed window, electric panel heater, raised electric sockets and ceiling light.

Shower Room
Fully fitted modern suite comprising of 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 annual service charge is £4,701.84 for the financial year ending 30/09/2027.

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 Estate Manager.

Leasehold Information
Ground rent : £495 per annum
Ground rent review: 1st June 2034
Lease: 999 Years from 1st June 2019

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage