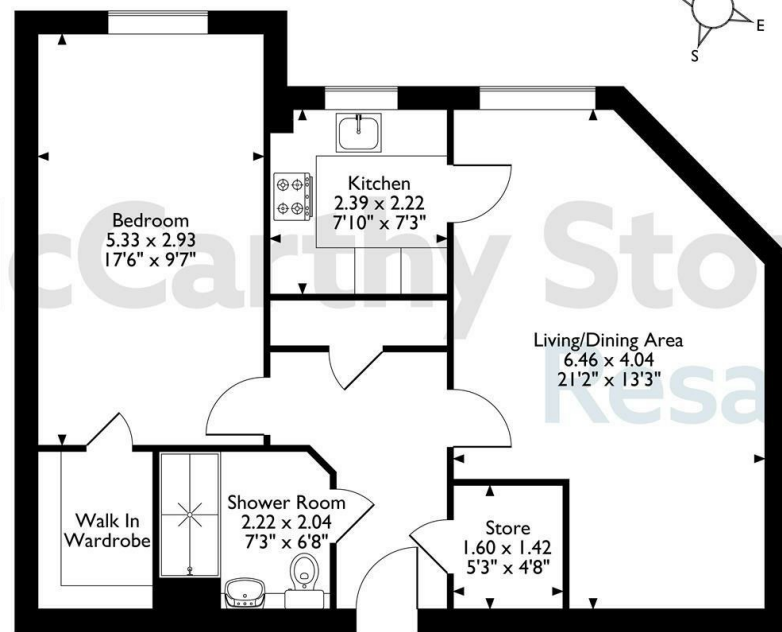


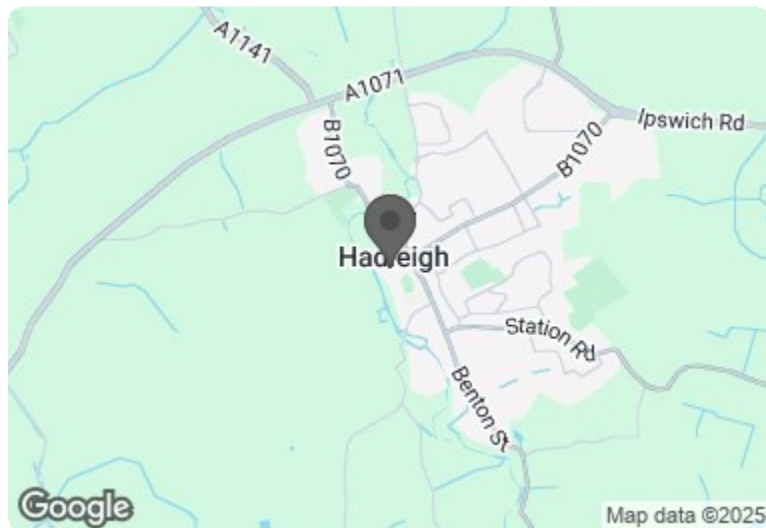
7, Tyefield Place, Hadleigh, Ipswich, Suffolk  
Approximate Gross Internal Area  
62 Sq M/667 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**7 Tyefield Place**

High Street, Hadleigh, IP7 5FE

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £264,000 Leasehold**

\*Join us for Coffee and Cake at our Open Day - Wednesday 6th August 2025 - from 10am - 4pm - book your place today!\*

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

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 that 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Tyefield Place, High Street, Hadleigh, IP7

1 Bed | £264,000

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 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.

Service charge: £2,960.19 per annum (for financial year ending 30/09/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## 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 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 speak with our Property Consultant today.

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

