



McCarthy & Stone
RESALES



7 Tyefield Place, High Street, Hadleigh, Ipswich, IP7 5FE
Asking price £252,500 LEASEHOLD

For further details
please call 0345 556 4104

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~SUPERBLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT~ Set in the very popular Tyefield Place

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.

Apartment Overview

The apartment is presented in an 'as new' condition and is situated on the ground floor. The spacious living room has ample room for dining and the separate kitchen is fitted with modern units and an integral fridge and freezer. There's a utility room with a washer drier and a storage

cupboard situated in the hall. The bedroom has a fabulous walk-in wardrobe and the shower room is fitted with modern tiling and suite, complete with a low level access shower.

Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to utility/ storage cupboard with washer/dryer and a separate storage cupboard. 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 living room.

Living Room

A spacious living room benefitting from a double glazed window and ample room for a dining table. Sky Q 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 high gloss base and wall units with under counter lighting. UPVC electric opening double glazed 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.

Bedroom

Bright and spacious bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, Telephone point, fitted carpets, curtains and light fitting. Electric panel heater.

Shower Room

Fully fitted 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 are
- Buildings insurance

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

Ground Rent

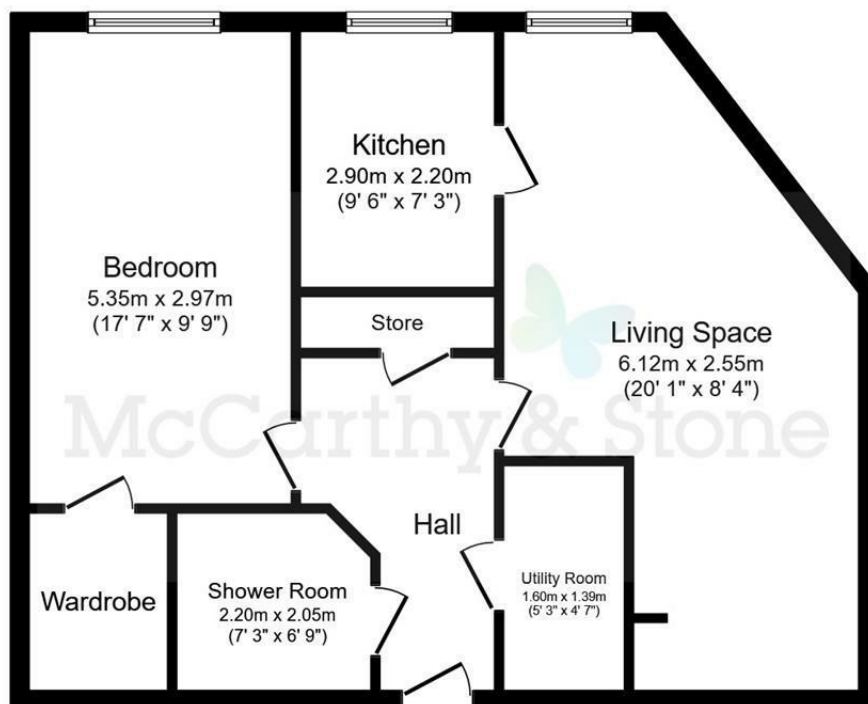
Annual charge: £435

Lease Information

999 Years from 2019







Floor Plan

Total floor area 67.0 sq. m. (721 sq. ft.) approx

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

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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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