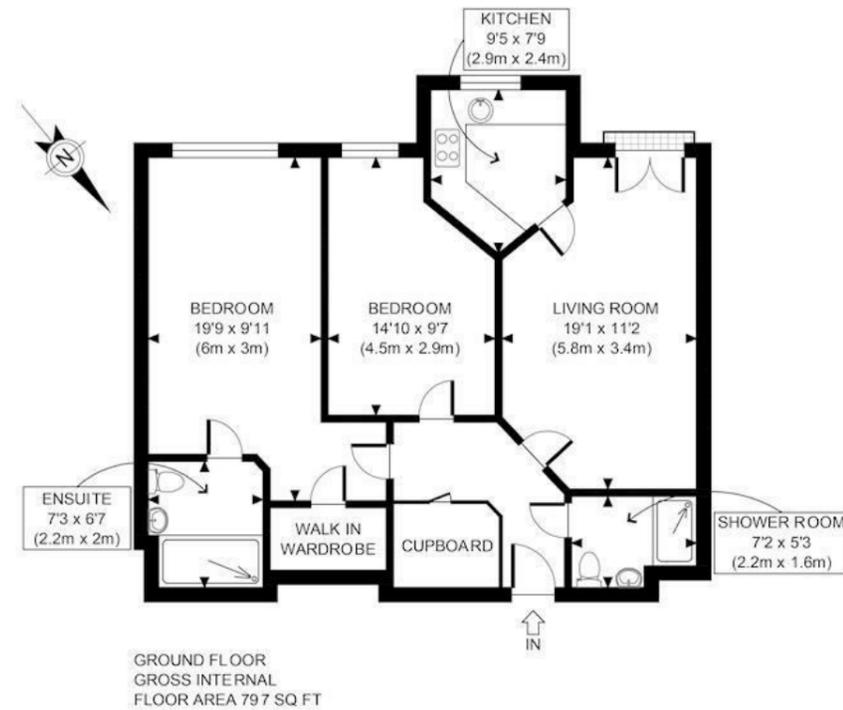


McCARTHY STONE RESALES

12 TYEFIELD PLACE HIGH STREET, HADLEIGH, IP7 5FE



APPROX. GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQM	High Street IP7
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 28/03/21
	photoplan



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		



McCARTHY STONE RESALES

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.



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~SUPERBLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT~
Set in the very popular Tyefield Place. ~CAR PARKING AVAILABLE TO
PURCHASE~

ASKING PRICE £330,000 LEASEHOLD

For further details, please call **0345 556 4106**
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TYEFIELD PLACE, POUND LANE,

2 BED | £330,000

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.

APARTMENT OVERVIEW

The apartment is presented in an 'as new' condition and is situated on the ground floor with a southerly aspect and views towards communal gardens. Allocated car parking space available for purchase at £15,000.

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 bedrooms, shower room, and living room.

LIVING ROOM

A bright and airy living room which faces southerly and benefits from large opening doors providing views of the communal ground and allows lots of natural light in. Sky Q connection and telephone point. Electric panel heater, raised power points and two decorative 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.

MASTER BEDROOM

Spacious bedroom which has a large window providing views of the communal gardens and has a southerly aspect. The master bedroom has a walk-in wardrobe providing 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 a triple length 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

Spacious second bedroom which could be used for dining / study and has a southerly aspect. Electric panel heater, raised electric sockets and 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. 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 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.

LEASEHOLD INFORMATION

Ground Rent : annual charge of £495
Lease Length: 999 Years from 2019

