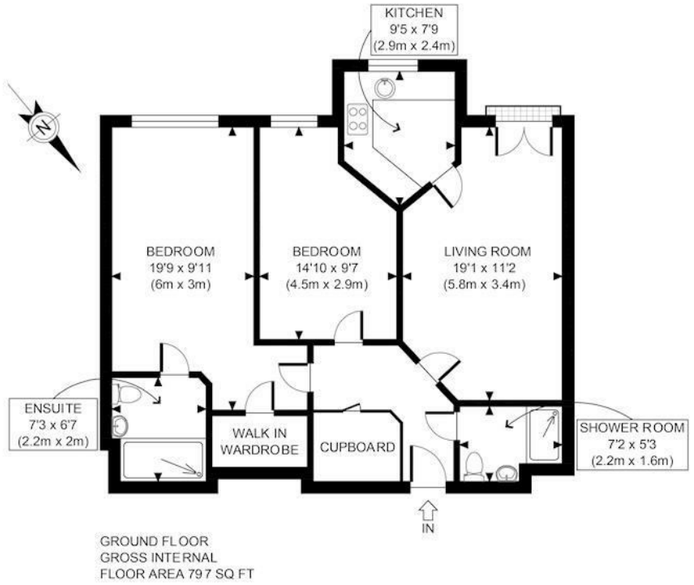
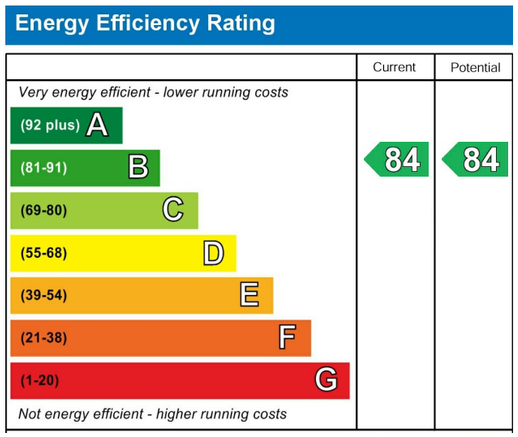


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 797 SQ FT

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 26/03/21 photoplan

COUNCIL TAX BAND:



McCARTHY STONE
RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

McCARTHY STONE
RESALES

12 TYEFIELD PLACE

HIGH STREET, HADLEIGH, IP7 5FE

~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 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

TYEFIELD PLACE, POUND LANE, HADLEIGH, IPSWICH, SUFFOLK, IP7 5FE

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.

Service charge: £3,557.38 pa. (for financial year end 30/09/2022)

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