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# 21 Tyefield Place, Hadleigh, IP7 5FE

## £250,000

### About the property

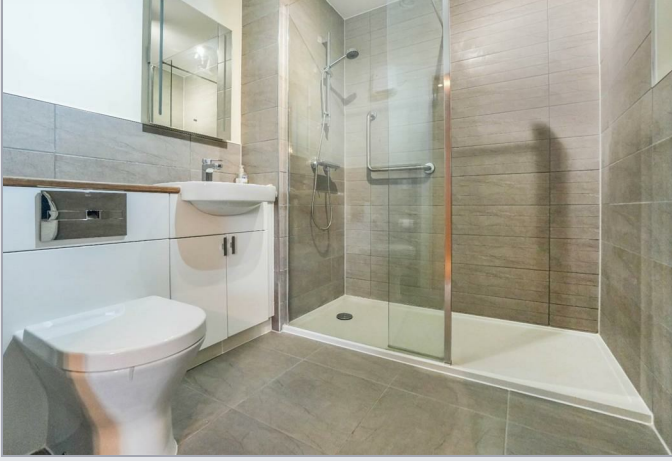
A very smart and exceptionally well presented one bedroom first floor retirement apartment (over 55's) ideally positioned towards the rear of the building with a pleasant South /West facing aspect. The apartment itself has a light and bright feel which is helped by dual aspect windows in the living room. The property is nicely decorated with the addition of newly laid carpets. The living space includes a hall, a useful laundry/storage room, living room with two windows, one to the rear and one to the side, a nice fitted kitchen with built in appliances, a generous sized shower room and a double bedroom which has a useful walk in wardrobe. The property is offered for sale with No Chain Delay and is ready for someone to move straight into. The development is ideally located just 300 metres from the town's High Street and also has access to countryside walks and the well manicured communal gardens.

### Outside

The development is accessed via electric gates and includes lovely well kept landscaped gardens. Whilst there is no allocated parking space there are designated visitor spaces in the front and rear car park.

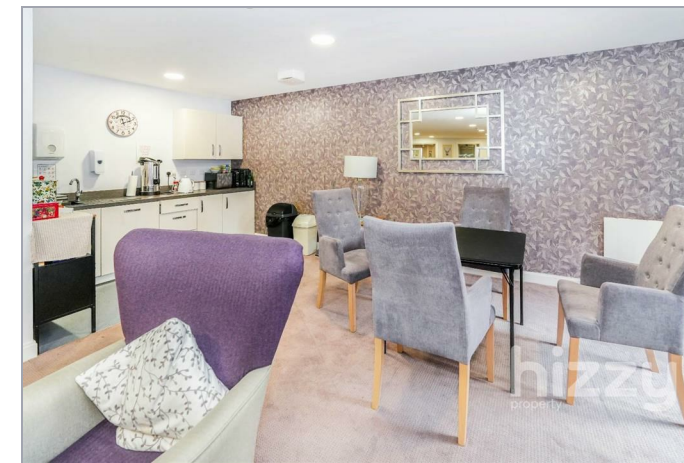
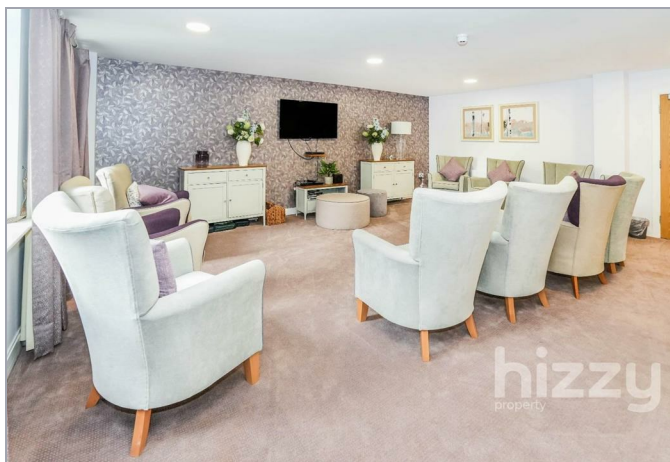
### The Development

The development also has a large communal lounge which opens out onto landscaped gardens for you to enjoy. Friends or relatives who would like to stay the night, can book the guest suite (usually £25 a night and booked through your House Manager, subject to availability). The house manager is on site during office hours and there is a 24-hour careline facility. The service charge is £2940.00 for the financial year. The service charge does not cover external costs such as your Council Tax, electricity or TV licence. The ground rent is £500 per annum with the rent review on 1st June 2034. Lease: 999 Years from 1st June 2019





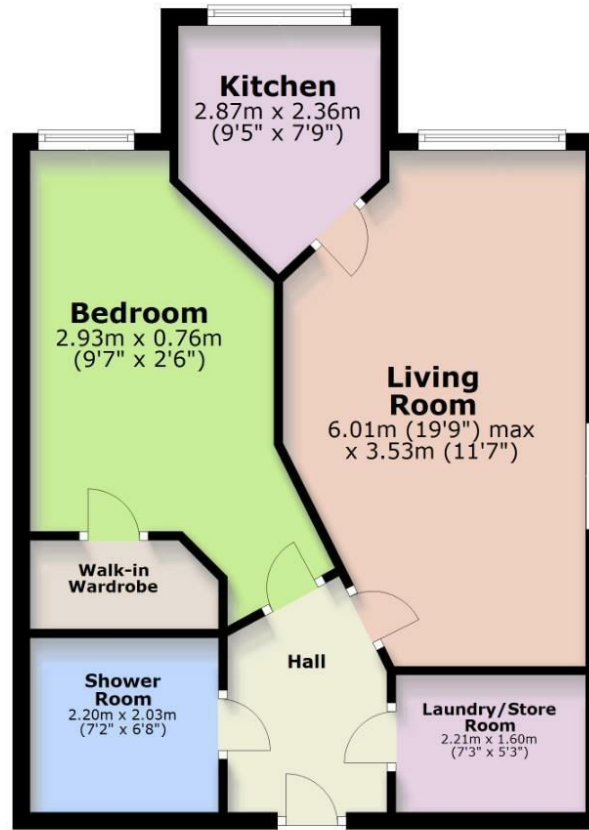
- Superb and Immaculate First Floor Apartment
- Double Bedroom with Walk in Wardrobe
- Contemporary Shower Room
- Over 55's Only
- South/West Facing Aspect
- Landscaped Communal Gardens
- New Carpets and Recently Decorated
- Dual Aspect Windows in the Living Room
- Fitted kitchen with Built in Appliances
- No Chain Delay - Move Straight In





### Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

### EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	A	A
<p>Very energy efficient - lower running costs</p> <p>100-91 A</p> <p>90-81 B</p> <p>80-65 C</p> <p>55-45 D</p> <p>45-35 E</p> <p>35-15 F</p> <p>15-0 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>100-91 A</p> <p>90-81 B</p> <p>80-65 C</p> <p>55-45 D</p> <p>45-35 E</p> <p>35-15 F</p> <p>15-0 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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