

Jackson Court, Martlesham Heath



MARKS & MANN



- POPULAR MARTLESHAM HEATH
- OPEN-PLAN LIVING ACCOMMODATION
- COMMUNAL GARDENS
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

- FIRST FLOOR ONE BEDROOM APARTMENT
- BEDROOM WITH DIRECT ACCESS TO FAMILY BATHROOM
- PARKING
- EASY ACCESS TO A12/A14

Jackson Court, Martlesham Heath

FIRST FLOOR ONE BEDROOM APARTMENT, located on popular MARTLESHAM HEATH, with COMMUNAL GARDEN and PARKING. Accommodation comprises entrance hall, OPEN-PLAN kitchen/sitting/dining room, bedroom and bathroom. Ideally located, close to LOCAL shops, amenities and bus routes, as well as easy access to the A12 and A14, an early viewing is strongly advised to avoid disappointment.

MARKS & MANN

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£152,000

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Communal entrance

Secure, intercom entry with stairs to the first floor leading to the entrance door to the apartment.

Entrance hall

Door to:

Sitting/dining room

5.11m x 4.94m (max) (16' 9" x 16' 2" (max)) Window to front and side and patio doors to balcony, offering a lovely outside space to sit and relax. Space for a family dining table as well as a comfy sofa/seating area, with a door to the bedroom and opening through to:

Kitchen

2.64m x 2.43m (8' 8" x 8' 0") Window to rear, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Bedroom

4.97m x 2.52m (16' 4" x 8' 3") Window to front, door to:

Bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC with storage under.

Outside

The property benefits from communal grounds as well as allocated parking to the building.

Important information

Tenure - Leasehold.
Lease length 125 years as at 29th August 2003 with 102 years remaining.
Service charge - £780 per annum.
Ground rent - £300 per annum.
Services - we understand that mains gas, water and drainage are connected to the property.
Council tax band A.
EPC rating C.
Our ref: SM/elr.

Agents note

There is an annual charge payable to the Martlesham Heath Householders Ltd (MHHL), with the payment for the 2025-2026 financial year being £45. This is a mandatory fee for all householders on Martlesham Heath whose properties fall under MHHL land ownership, with payment being due on the 1st of October every year.

Location

Martlesham Heath is a fantastic development between the towns of Ipswich and Woodbridge. The village has many amenities, including a doctors, pharmacy, butchers, bakery, Morrisons Daily, church, public house, primary school and a village green with pavilion. In addition, there is an aviation museum, as well as Martlesham Retail Park with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.

The popular market town of Woodbridge is within easy reach and sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

Directions

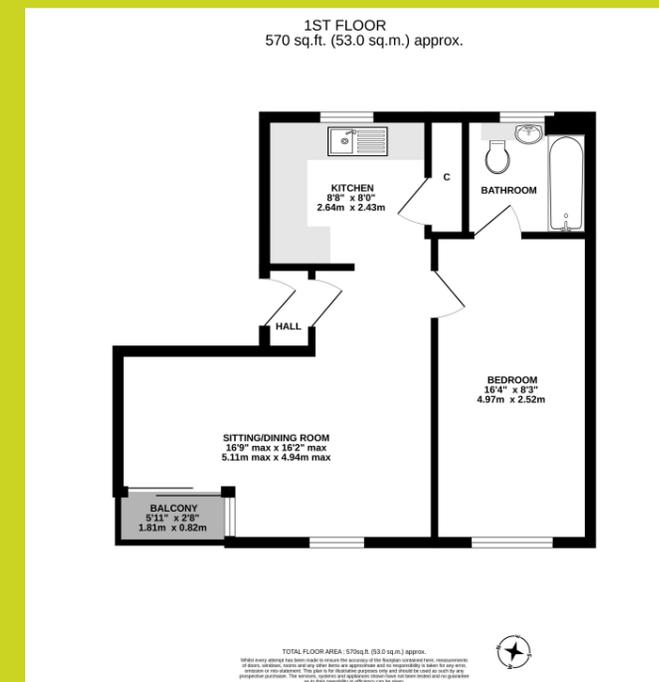
Using a SatNav, please use IP5 3PH as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |