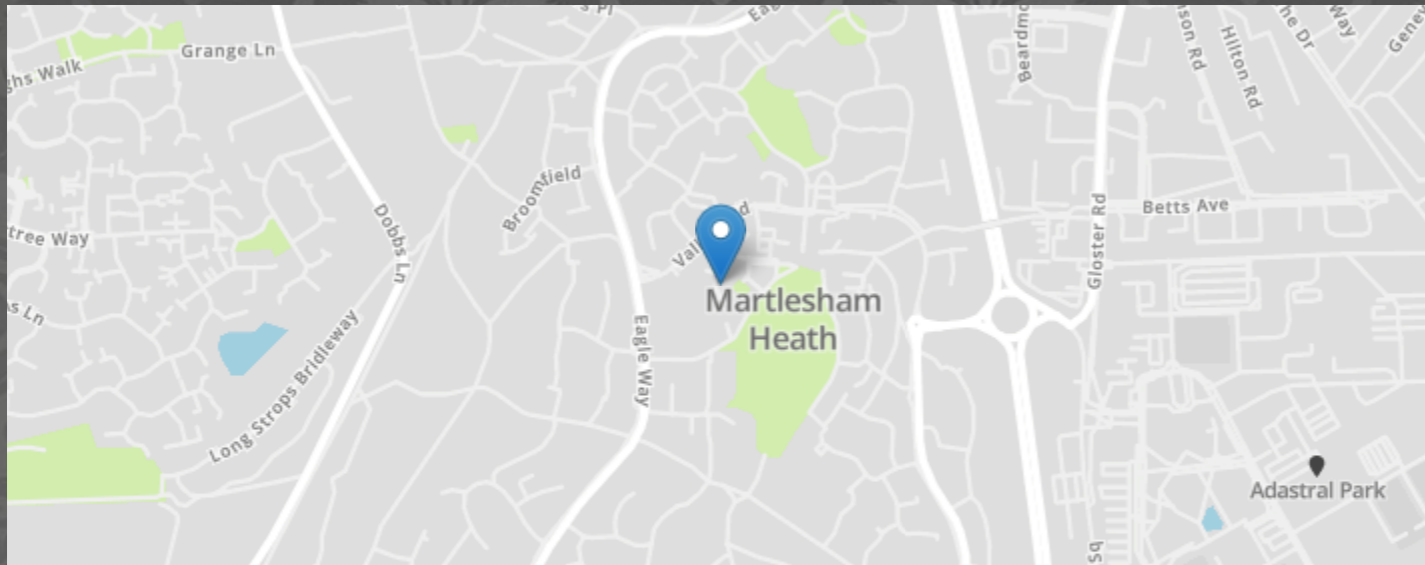


Bader Court, Martlesham Heath, Ipswich



- MARTLESHAM HEATH
- WARDEN CONTROLLED & PULL CORD SYSTEM
- CONVENIENT TO LOCAL AMENITIES
- ONE BEDROOM
- PARKING (NOT ALLOCATED)
- OVER 55'S

MARKS & MANN



Bader Court, Martlesham Heath, Ipswich

A wonderfully positioned one bedroom first floor apartment for over 55's located in the heart of Martlesham Heath. The property is well presented throughout with accommodation comprising; entrance hall, good size bedroom, shower room, spacious kitchen, lounge with door to balcony which enjoys panoramic views of Martlesham Green. The property benefits from double glazing, modern electric panel heaters, emergency pull cords to all rooms and resident & visitor parking. There is a communal hall & landing with personal stair lift, and communal garden areas.

Furthermore, the property is situated within eye site of Martlesham Square with a variety of amenities including a convenience shop, doctors & dentist surgery, pharmacy, hairdressers, bakery, butchers, fish & chip shop, and the Douglas Bader public house restaurant.

MARKS & MANN

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£150,000

Bader Court, Martlesham Heath, Ipswich

Communal Entrance Hall

Stairs with use of chair lift rising to first floor.

Entrance Hall

Temperature controlled electric radiator, airing cupboard housing hot water cylinder, loft hatch, wall mounted remote entry intercom, doors to.

Lounge/Dining Room

4.73m x 3.09m (15' 6" x 10' 2") Double glazed single door with side windows opening out to railed balcony (3.07m x 1.23m (10' 1" x 4' 0") ") with views over Martlesham Heath Green, temperature controlled electric radiator, electric panel heater, television and telephone points, USB A socket.

Kitchen

2.79m x 2.76m (9' 2" x 9' 1") Double glazed window to rear with outlook over the green, wall mounted electric fan heater, base and eye level fitted cupboards and drawer units with dark wood effect worktops and inset stainless steel one and a quarter bowl sink drainer unit, built-in electric oven/grill and inset electric hob with extractor fan over, plumbing for washing machine, space for fridge-freezer.

Bedroom

4.60m x 2.73m (15' 1" x 8' 11") Double glazed window to front, Temperature controlled radiator, television and telephone points, built-in sliding mirror fronted double wardrobe, USB A socket

Shower Room

2.09m x 1.77m (6' 10" x 5' 10") Wall mounted electric fan heater, low level WC, pedestal hand wash basin, enclosed shower cubicle with electric shower, part tiled walls, extractor fan.

Important information

Tenure - Leasehold.
61 years remaining
Service charge £2,882.10pa
Ground rent £200pa
Services - we understand that electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating C

Directions

Please use IP5 3UY 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

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.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [For this information.](#)

Council Tax Band

At the time of instruction the council tax band for this property is Band B

Bader Court, Martlesham Heath, Ipswich



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

