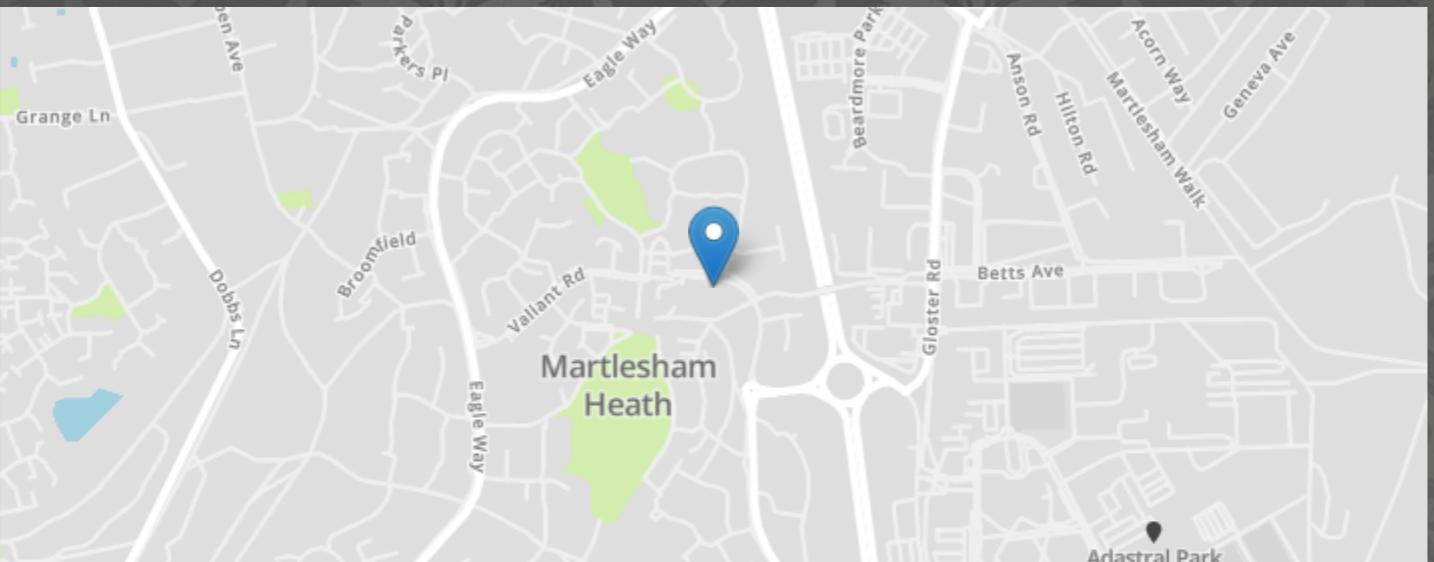


Squadron house, Eagle Way, Martlesham ,



- FIRST FLOOR ONE BEDROOM APARTMENT
- DUAL ASPECT SITTING/DINING ROOM WITH BALCONY
- DOUBLE UTILITY CUPBOARD
- SHOWER ROOM WITH WALK-IN SHOWER
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

- CLOSE TO MARTLESHAM GREEN
- MODERN KITCHEN WITH BUILT-IN APPLIANCES
- BEDROOM WITH WALK-IN WARDROBE
- WALKING DISTANCE OF MARTLESHAM SQUARE
- EASY ACCESS TO A12/A14

MARKS & MANN



Squadron house, Eagle Way, Martlesham ,

MCCARTHY & STONE FIRST FLOOR ONE BEDROOM APARTMENT with BALCONY for sale in popular SQUADRON HOUSE, MARTLESHAM HEATH. Accommodation comprises entrance hall, UTILITY CUPBOARD, sitting/dining room with BALCONY, kitchen, bedroom with WALK-IN WARDROBE, and shower room. An early viewing is strongly advised to avoid disappointment.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£260,000

Squadron house, Eagle Way, Martlesham ,

Communal entrance

Key fob entry system into the main reception with access to the shared lounge and all apartments via private entrance door.

Entrance hall

Spacious entrance hall with digital control panel, double doors to utility cupboard, with space and plumbing for a washing machine and storage, with doors to the sitting/dining room, bedroom and shower room.

Sitting/dining room

4.60m x 3.72m (15' 1" x 12' 2") Dual aspect room with window and door to Juliet balcony to front and window and door to side, leading to the balcony with views across open space. Space for a comfy sofa/seating area and dining table, with an opening to:

Kitchen

2.39m x 2.19m (7' 10" x 7' 2") Window to side, range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over and integrated appliances, including a fridge/freezer.

Bedroom one

4.26m x 2.74m (14' 0" (max) x 9' 0") Window to front, door to:

Walk-in wardrobe

Excellent storage provided by hanging rails and shelving.

Shower room

Double walk-in shower cubicle, hand wash basin and WC.

Utility cupboard

Double cupboard housing the water tank with useful shelving and space and plumbing for a washing machine/washer dryer.

Outside

The property has communal grounds.

Important information

Tenure - Leasehold with a term of 999 years from and including 01/01/2023.
Services - we understand that mains electricity, water and drainage are connected to the property.
Council tax band A.
EPC rating B.
Our ref: SM/elr.

Agents note

The service charge covers the following:

- Onsite house manager, during working hours
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

The service charge does NOT cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact the House Manager.

Annual service charge: £4,040.92 for financial year ending 31/08/2026.

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

Squadron house, Eagle Way, Martlesham ,

Directions

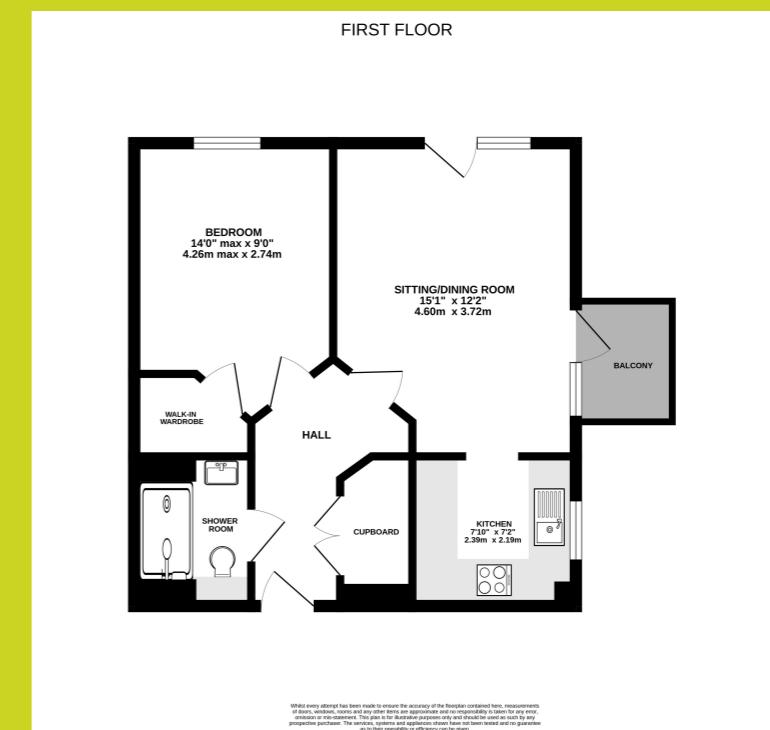
Using a SatNav, please use IP5 3AB as the point of destination.

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 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	83	83
(69-80)	C		
(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