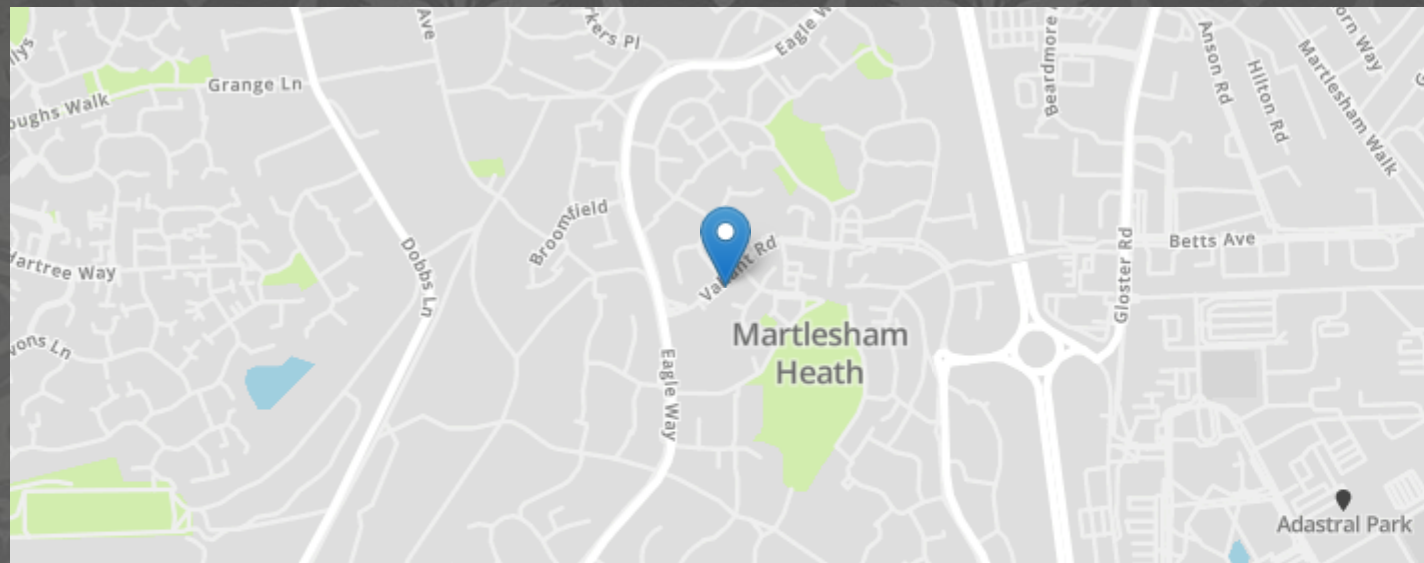


Bader Court, Martlesham Heath, Ipswich



- *** NO ONWARD CHAIN ***
- RETIREMENT APARTMENT FOR THE OVER 55S
- SEPARATE SITTING ROOM AND KITCHEN
- EXCELLENT OUTDOOR GARDEN SPACE
- EASY ACCESS TO A12/A14
- GROUND FLOOR ONE BEDROOM APARTMENT
- POPULAR BADER COURT COMPLEX
- FULLY TILED SHOWER ROOM
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTES

MARKS & MANN

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MARKS & MANN



Bader Court, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN ***

GROUND FLOOR ONE BEDROOM APARTMENT in Martlesham Heath, on the popular BADER COURT complex. Accommodation comprises entrance hall, kitchen, sitting room, bedroom and shower room. With a FANTASTIC OUTDOOR GARDEN SPACE and access to excellent amenities, an early viewing is advised to avoid disappointment.

£160,000

Bader Court, Martlesham Heath, Ipswich

Communal Entrance Hall

Entrance hall

Access to airing cupboard, doors to the sitting room, bedroom and shower room and opening to:

Kitchen

3.38m x 3.05m (11' 1" x 10' 0") Window to front, range of matching base and eye level units with worktops over, pull-out larder unit, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Sitting room

5.47m x 3.06m (17' 11" x 10' 0") Two full height windows and door to rear, overlooking and giving access to the garden.

Bedroom one

4.48m x 2.76m (14' 8" (max) x 9' 1") Window to rear, fitted single and double sliding door wardrobes.

Shower room

2.05m x 1.76m (6' 9" x 5' 9") Fully tiled, shower cubicle, hand wash basin and WC.

Outisde

There is a communal entrance hall with private access to the property.

There is a large patio area to the rear of the property, ideal for enjoying the outdoors in the summer months, with a lawn area and flower beds with plants and shrubs.

Bader Court has parking available on site which is not allocated and is on a first come first serve basis.

Why choose Bader Court?

Here are just some of the benefits of choosing a Bader Court property:

- Resident Manager lives on the site
- Daily wellbeing check in the morning via the intercom system
- Intercom front door opening.
- Pendant alarm activating a 24/7 remote response that can contact family/friends or emergency services.
- Satellite tv connection available.

Important information

61 years remaining - expires 1/1/2086

Tenure - Leasehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band B.

EPC rating C.

Our ref: SM/elr.

Service charge TBC

Ground rent TBC

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 is within easy reach, which sits along the River Deben, 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.

Directions

Using a SavNav, please use IP5 3UY as the point of destination.

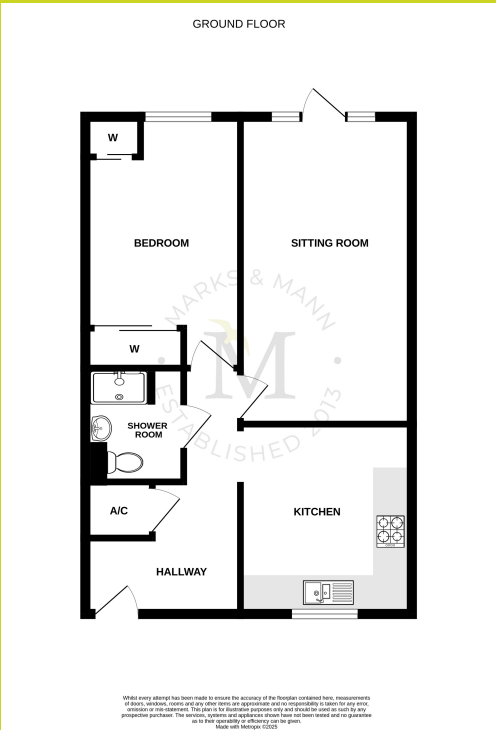
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Disclaimer

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	72	75
(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	