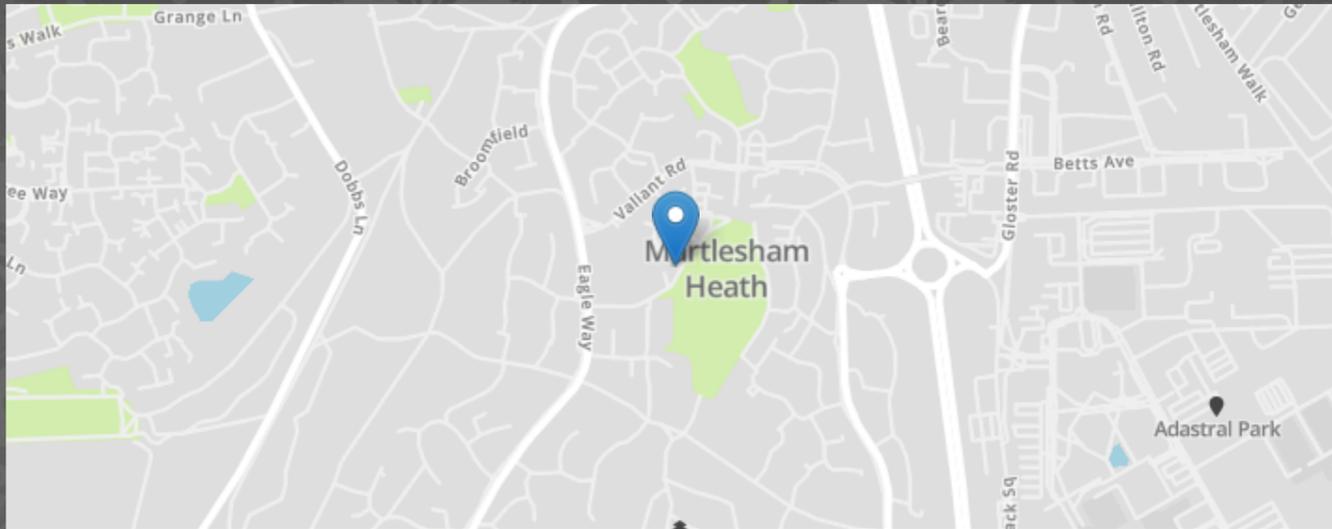


Bader Court, Martlesham Heath, Ipswich



- GROUND FLOOR RETIREMENT PROPERTY FOR THE OVER 55S
- SITTING/DINING ROOM
- FITTED WARDROBES TO BEDROOM
- OWN GARDEN SPACE WITH DIRECT ACCESS TO 'THE GREEN'
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

- FANTASTIC VIEWS OVER 'THE GREEN'
- KITCHEN
- FULLY TILED SHOWER ROOM
- PARKING ON SITE (NOT ALLOCATED)
- EASY ACCESS TO A12/A14

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MARKS & MANN



Bader Court, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN *** GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT for the OVER 55s, OVERLOOKING 'THE GREEN', on popular Martlesham Heath. Accommodation comprises private entrance door, hallway, kitchen, sitting/dining room, bedroom and shower room. The property has it's own garden area with direct access to 'The Green' with parking on site (not allocated). Located close to local shops, amenities and bus routes, an early viewing is strongly advised.

£160,000

Bader Court, Martlesham Heath, Ipswich

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Communal Entrance Hall

Entrance hall

Doors to the airing cupboard, kitchen, sitting/dining room, bedroom and shower room.

Sitting/dining room

Two full height window panes and door to the rear, overlooking and leading to the garden which in turn has views over 'The Green', with space for a dining table and comfy sofa/seating area.

Kitchen

2.78m x 2.75m (9' 1" x 9' 0") Window to rear overlooking the garden and 'The Green', 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

3.68m x 3.36m (12' 1" x 11' 0") Window to front, fitted wardrobes.

Shower room

2.07m x 1.76m (6' 9" x 5' 9") Shower cubicle, hand wash basin and WC.

The outside

The front of the property has a path leading to the private entrance door.

The rear garden has been predominately laid to lawn with a path leading to a picket fence, with gate onto 'The Green'.

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

Tenure - Leasehold.

61 years remaining - expires 1/1/2086

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

Council tax band B.

EPC rating TBC.

Service charge £2,880 per annum.

Ground rent £200 per annum.

Agents notes

The property has had energy-efficient Dimplex Quantum storage heaters installed in entrance hall, sitting/dinning room and bedroom.

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.

Directions

Using a SatNav, 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.

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.

