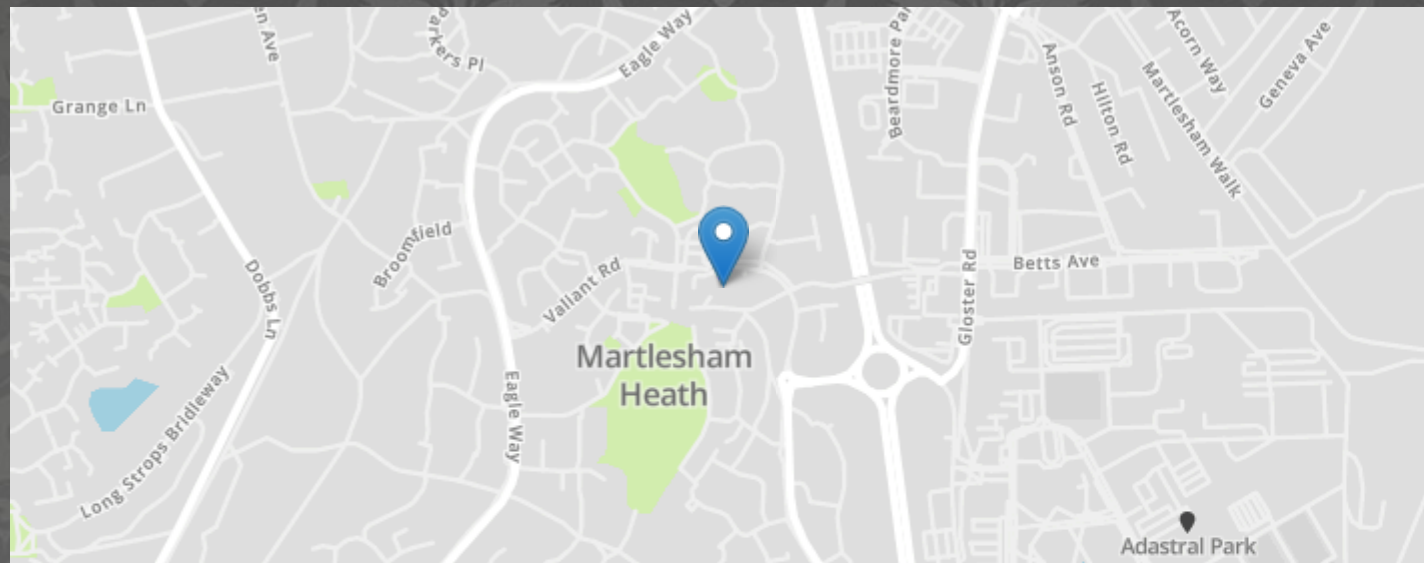


Squadron House, Eagle Way, Martlesham ,



- *** NO ONWARD CHAIN ***
- CLOSE TO MARTLESHAM GREEN
- MODERN KITCHEN WITH BUILT-IN APPLIANCES
- BEDROOM WITH WALK-IN WARDROBE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- MCCARTHY & STONE GROUND FLOOR APARTMENT
- SITTING/DINING ROOM WITH ACCESS TO PRIVATE COVERED PATIO AREA
- DOUBLE UTILITY CUPBOARD
- SHOWER ROOM WITH WALK-IN SHOWER
- BUS STOP NEARBY

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Squadron House, Eagle Way, Martlesham ,

*** NO ONWARD CHAIN *** CLOSE TO MARTLESHAM GREEN ***

MCCARTHY & STONE GROUND FLOOR ONE BEDROOM APARTMENT with PRIVATE COVERED PATIO AREA for sale in popular SQUADRON HOUSE, MARTLESHAM HEATH. Accommodation comprises entrance hall, UTILITY CUPBOARD, sitting/dining room, kitchen, bedroom with WALK-IN WARDROBE, and shower room. An early viewing is strongly advised to avoid disappointment of the accommodation on offer, occupied for just five months from new.

£290,000

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 and, double doors to the utility cupboard and doors to the sitting/dining room, bedroom and shower room.

Sitting/dining room

6.60m x 3.58m (21' 8" x 11' 9") (Max) Window and door to rear, overlooking and leading onto a private patio area. There is space for a dining table as well as a comfy seating/sofa area. Door to:

Kitchen

2.40m x 2.20m (7' 10" x 7' 3") Fantastic, modern kitchen with a window to rear and range of matching base and eye level units with worktops over, sink, built-in oven, hob and extractor over, with an integrated slimline dishwasher and fridge/freezer.

Bedroom

4.37m x 2.79m (14' 4" x 9' 2") (Max) Window to rear, door to:

Walk-in wardrobe

Excellent storage provided by hanging rails and shelving.

Shower room

2.21m x 2.06m (7' 3" x 6' 9") (Max) Walk-in shower, hand wash basin with storage beneath and WC.

Utility cupboard

Double cupboard housing the water tank with useful shelving and a washer/dryer which we understand is to remain.

Outside

The property has it's own covered patio area, ideal for enjoying the sunshine in the summer months, with larger communal grounds all around.

Important information

Tenure - Leasehold a term of 999 years from and including 27/09/2023
Service Charge - £77.71 (Weekly) (Reviewed annually)
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.

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 3AB as the point of destination.

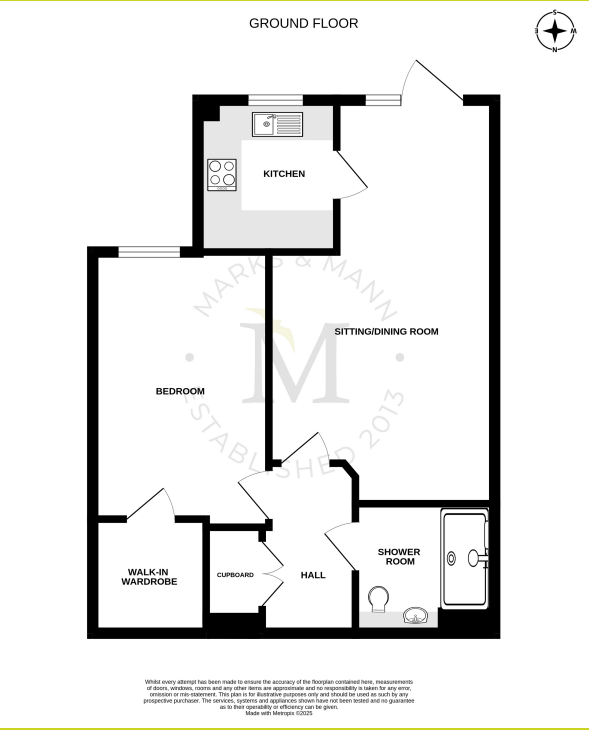
Squadron House, Eagle Way, Martlesham ,

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.

