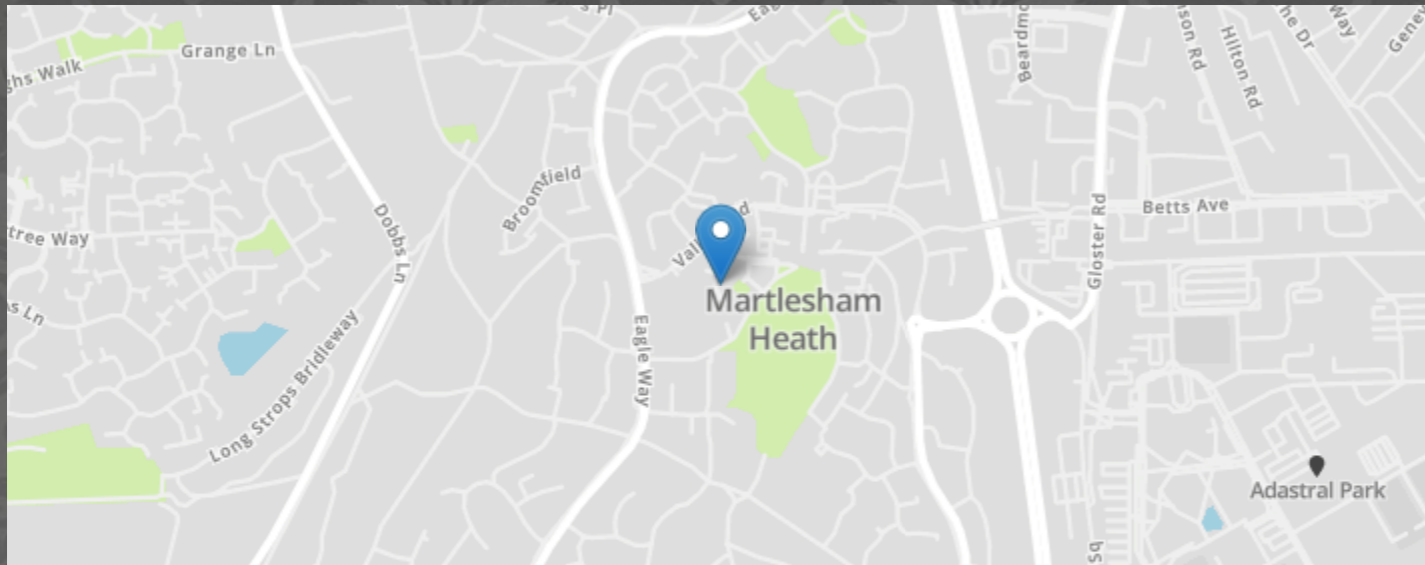


Bader Court, Martlesham Heath, Ipswich



- MARTLESHAM HEATH
- OVER 55'S
- GROUND FLOOR MAISONETTE
- PARKING (NOT ALLOCATED)
- TWO BEDROOMS
- CONVENIENT TO LOCAL AMENITIES
- WARDEN CONTROLLED & PULL CORD SYSTEM

MARKS & MANN



Bader Court, Martlesham Heath, Ipswich

Marks & Mann Estate Agents are delighted to offer for sale, this two bedroom retirement ground floor maisonette for over 55's. The property has the added feature of having warden control and is located in the popular area of Martlesham Heath. The property benefits from a lease with door to the communal garden, kitchen, two bedrooms and a shower room, double glazing, modern electric heating and parking (not allocated). In the valuer's opinion early viewing is highly recommended.

MARKS & MANN

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

01473 396 007

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Website www.marksandmann.co.uk

£170,000

Bader Court, Martlesham Heath, Ipswich

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Front Aspect

Path leading to front door.

Hallway

UPVC double glazed door to front, storage cupboard, airing cupboard and doors to the sitting room, kitchen, two bedrooms and shower room.

Sitting Room

4.86m x 3.25m (15' 11" x 10' 8") Feature fireplace, two full height panel windows with single door overlooking and leading onto the patio/garden area, emergency pull cord.

Kitchen

2.66m x 2.38m (8' 9" x 7' 10") UPVC double glazed window to rear, base level cupboard units with worktops over, sink with mixer tap, space for fridge freezer and space and plumbing for washing machine & slimline dishwasher, emergency pull cord.

Bedroom One

3.38m x 2.66m (11' 1" x 8' 9") Window to rear, emergency pull cord.

Bedroom Two

2.66m x 1.98m (8' 9" x 6' 6") Window to rear, emergency pull cord.

Shower Room

2.04m x 2.04m (6' 8" x 6' 8") Window to front, large corner shower, heated towel rail, wash basi, low level w/c, emergency pull cord.

Rear Garden

Extended patio area. Communal gardens.

Important information

61 years remaining - expires 1/1/2086
 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 E

Directions

Please use IP5 3UY as the point of destination.

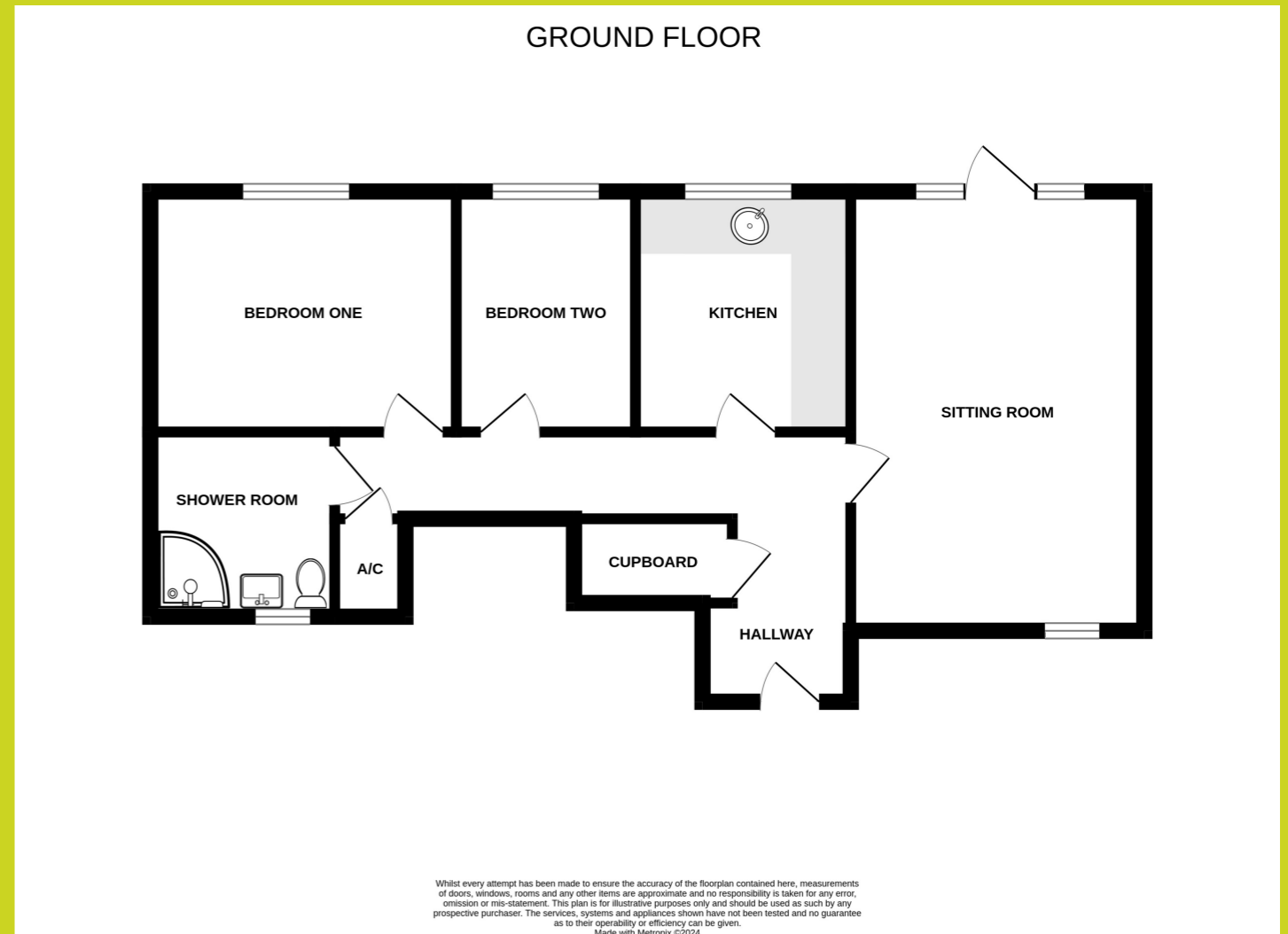
Disclaimer

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.



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		
(55-68)	D		68
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	