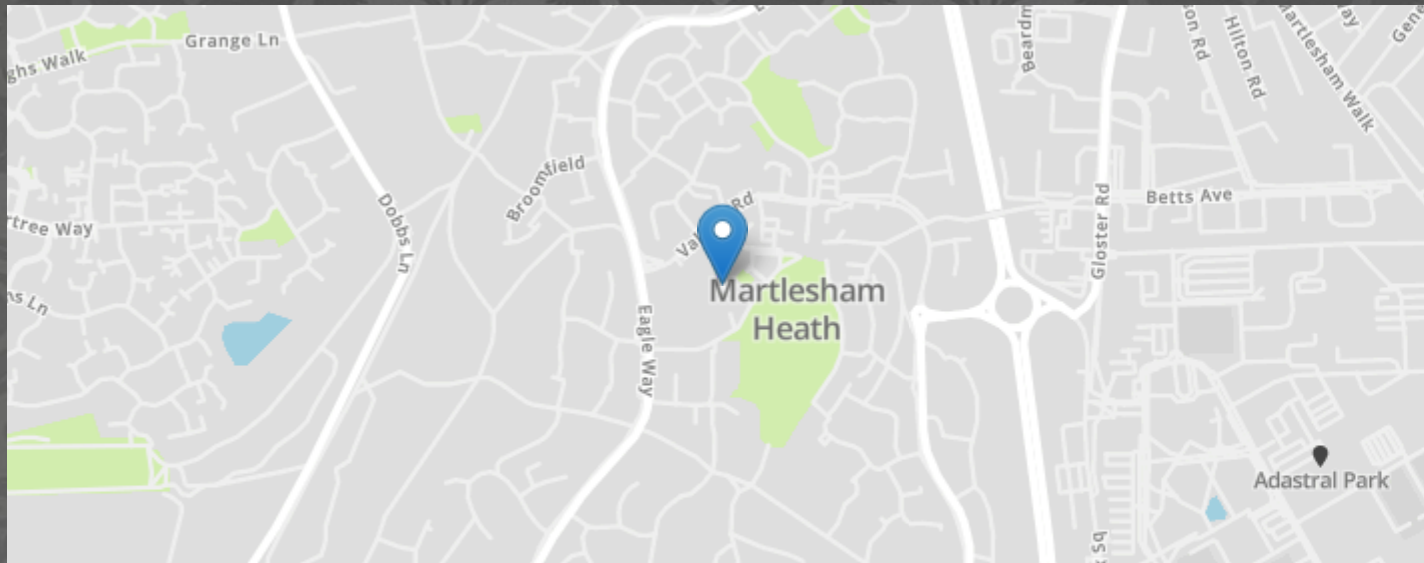


## Bader Court, Martlesham Heath, Ipswich



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

# MARKS & MANN

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

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# MARKS & MANN



## Bader Court, Martlesham Heath, Ipswich

Marks & Mann Estate Agents are delighted to offer for sale with no onward chain, 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 lounge 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.

**£160,000**



Bader Court, Martlesham Heath, Ipswich

Front Aspect

Path leading to front door.

Hallway

UPVC double glazed door to front, storage cupboard, airing cupboard, modern contemporary design energy efficient oil filled electric radiator.

Lounge

4.88m x 3.26m (16' 0" x 10' 8") UPVC double glazed window to front & single door with side windows to rear, emergency pull cord, modern contemporary design energy efficient oil filled electric radiator.

Kitchen

2.66m x 2.36m (8' 9" x 7' 9") UPVC double glazed window to rear, range of matching base and eye level units with cupboards and drawers with worktops over, sink with mixer tap and a separate boiling water tap, single oven, four ring electric hob with extractor over, integrated fridge/freezer, washing machine and slimline dishwasher, emergency pull cord.

Bedroom One

3.37m x 2.66m (11' 1" x 8' 9") UPVC double glazed window to rear, emergency pull cord.

Bedroom Two

2.66m x 2.00m (8' 9" x 6' 7") Glazed window to rear, modern contemporary design energy efficient oil filled electric radiator, emergency pull cord.

Shower room

2.05m x 2.04m (6' 9" x 6' 8") UPVC double glazed window to front, large walk in shower, laminate style flooring, tiled walls, heated towel rail, inset spotlights, wash basin with vanity cabinet below, low level w/c, extractor fan, emergency pull cord.

Rear Garden

Extended patio area. Communal gardens

Important information

Tenure - Leasehold.  
61 years remaining - expires 1/1/2086  
Service charge £2,332.28pa  
Ground rent £150pa  
Services - we understand that electricity, water and drainage are connected to the property.  
Council tax band B.  
EPC rating D

Directions

Please use IP5 3UY as the point of destination.

Bader Court, Martlesham Heath, Ipswich

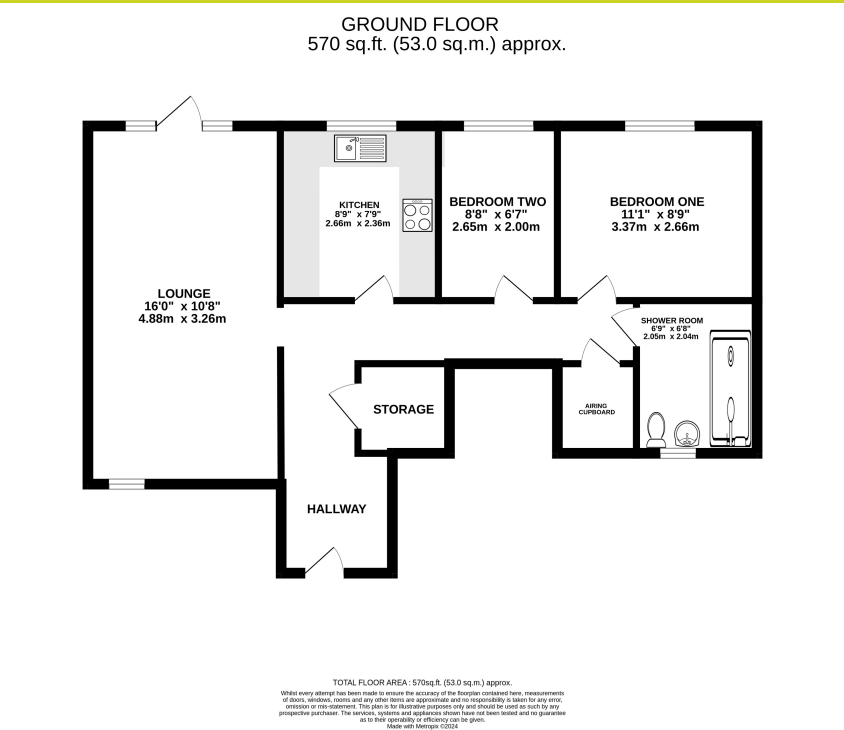
Disclaimer

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.

