



**Uvedale Court, Coddensham Road, Needham Market,
Ipswich, IP6 8AX**

welcome to

Uvedale Court, Coddendam Road, Needham Market, Ipswich

Overlooking the attractive communal gardens of Uvedale Court is this two-bedroom over 55s retirement apartment. Comprising stair lift to first floor, living room, kitchen, two bedrooms and bathroom. Outside boasts residential parking, stunning gardens & communal facilities. Call to view now!



Accommodation

Entrance Hall

The property is entered through a front door with access to loft, built in cupboard, coved ceiling, electric heater, entrance phone and carpet.

Lounge

17' 10" x 11' 7" (5.44m x 3.53m)

Window to rear and side, coved ceiling, electric fireplace and surround, tv point, electric heater and carpet.

Kitchen

7' 11" x 13' 11" (2.41m x 4.24m)

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, space for fridge freezer, washing machine, tumble dryer, spotlights, coved ceiling, part tiled walls and ceramic tiled flooring.

Bedroom One

13' 9" x 11' 3" (4.19m x 3.43m)

Window to front, fitted wall, coved ceiling and carpet.

Bedroom Two

8' 2" x 13' 11" (2.49m x 4.24m)

Window to front, coved ceiling and carpet.

Bathroom

Shower cubicle, back to wall wc, vanity sink with mixer tap, spotlights, coved ceiling, extractor, fully tiled walls, electric heater and ceramic tiled flooring.

Outside

Uvedale Court offers superb communal gardens for the residents to enjoy featuring a fishpond. The development offers resident/visitor parking at the front of the hall, and a storage shed which the residents can use.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Uvedale Court, Coddendam Road, Needham Market, Ipswich

- Two Bedrooms
- Over 55s Retirement Complex
- First Floor Apartment
- Emergency Pull Cords In All Rooms
- Stunning Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1421.00

Ground Rent: 339.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SMK104746 - 0007

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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