



Flat 10 Uvedale Court | Coddham Road | Needham Market | IP6 8AX

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# Flat 10 Uvedale Court, Coddendam Road, Needham Market, Suffolk, IP6 8AX

*“A most desirable one bedroom ground floor apartment located in a delightful position and surrounded by stunning communal gardens.”*

## Description

Flat 10 Uvedale Court is one of a few select retirement apartments for the over 55's. These apartments allow independent living with emergency support if required (full details can be obtained by contacting Uvedale Hall).

The accommodation comprises: entrance hall, bedroom, bathroom, sitting room and kitchen.

Further benefits include well-proportioned rooms and lovely views from the sitting room over the beautifully kept communal gardens and central water feature.

Outside there is residence shared parking and beautifully maintained communal gardens. These gardens are largely laid to lawn with colourful borders, focal feature pond and various tucked away seating areas.

## The accommodation in more detail comprises:

### Canopy Entrance

Part-glazed front door to:

### Entrance Hall

Built-in airing cupboard housing hot water cylinder with slatted shelving, coved ceiling and doors to:

### Bedroom Approx

Two windows to front elevation and built-in wardrobe.

### Bathroom

Coloured suite comprising panel bath with shower over, pedestal hand wash basin, w.c, heated towel rail, fully tiled walls and extractor.

### Sitting Room Approx

Two windows to rear elevation overlooking the communal gardens and tiled fireplace with inset coal effect fire and wooden mantel over.

### Kitchen Approx

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, worktops with base cupboards and drawers under, matching eye-level units, built-in four ring Creda electric hob, extractor over, built-in electric oven, space for washing machine, coved ceiling and window to front elevation.

### Outside

There are beautifully maintained communal gardens which are largely laid to lawn with pretty flower and shrub borders, focal ornamental pond

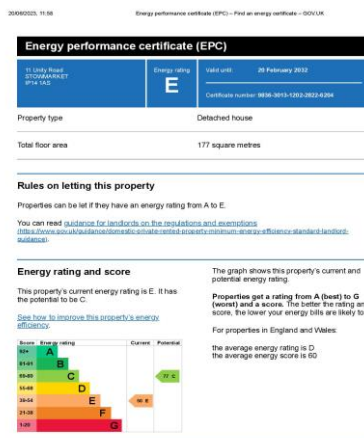
and various private seating areas. An 'in and out' gravelled driveway gives access to a shared communal parking area.

## Agents Note One

We have been advised that the apartment is on a 99-year lease from 25 March 1988. We have been further advised that there is a service charge and ground rent and these, the current sellers estimate to be in the region of £432.50 per quarter to include external building maintenance, window cleaning, upkeep of gardens and buildings insurance. Full details of the lease are available on request for inspection.

## Agents Note Two

There is a minimum age requirement of 55 and the perspective purchaser(s) will need to be approved by the Uvedale Management.

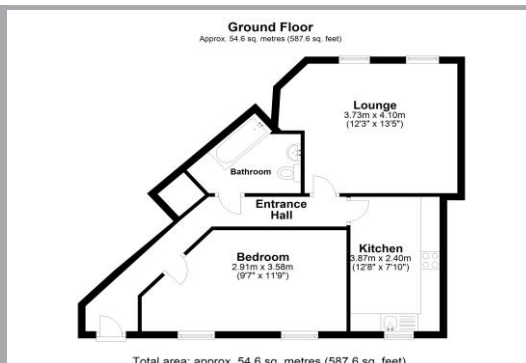


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