



Guide Price £65,000  
30 Bosmere Court, The Causeway, Needham Market, Ipswich,  
IP6 8BQ

This one bedroom second floor APARTMENT situated in this POPULAR SHELTERED ACCOMMODATION close to Needham Market Town Centre is offered IN IMMACULATE ORDER with MODERN KITCHEN AND BATHROOM, lounge, bedroom and useful utility cupboards. The property boasts DIGITAL ELECTRIC THERMOSTATIC HEATING SYSTEM which has been RECENTLY INSTALLED by the present vendors and the property itself has been RECENTLY RE FLOORED AND CARPETED THROUGHOUT. The development itself is sheltered accommodation for the over 60's with excellent communal facilities, a communal lift giving access to the first and second floors, all set in private grounds. Viewings are strictly through the above agents.

**The accommodation on offer is as follows:**

**COMMUNAL ENTRANCE PORCH:**

Giving access to the lift, thus giving access to the second floor, the hallway gives access to:

**ENTRANCE HALL:**

With telephone point, walk in storage cupboard with light, shelved airing cupboard with lagged hot water cylinder and water softener, Amtico style flooring and telephone point.

**SITTING ROOM:**

With Amtico style flooring, digital heater with thermostat, double aspect windows to the front and side and TV point, leading to:

**KITCHEN:**

With oak style high and low level units, with integrated oven, hob and hood, fridge-freezer, dishwasher, washer-dryer, sink unit, window to front and tiled splash backs.

**BEDROOM:**

With digital heater, with thermostat, freestanding wardrobes included within the price and window to side.

**BATHROOM:**

With suite comprising low level WC, pedestal hand basin, panel bath with shower over, shaver light, tiled splash backs, Amtico style flooring, heated towel rail, convector heater and extractor fan.

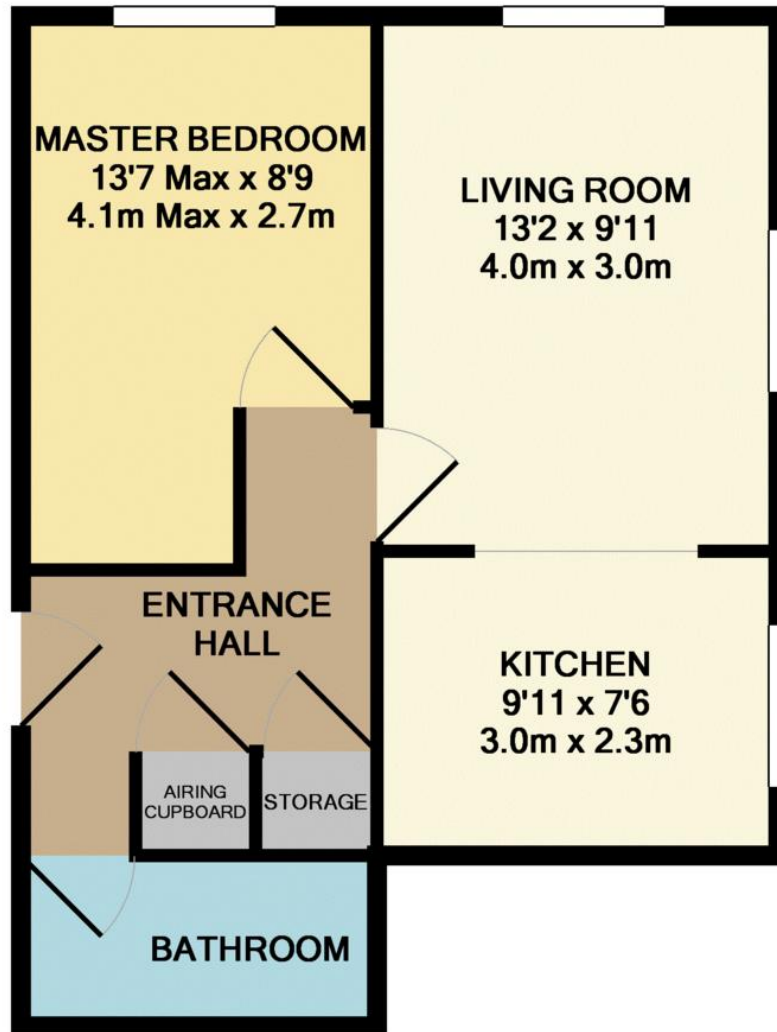
**OUTSIDE:**

There are communal gardens and the entrance hall has Warden control for the residents, the property is located centrally within Needham Market and viewing is strictly through the above agents.

**DIRECTIONS:**

**Head north towards Tavern Street B1115, turn right at the 1st cross street onto Station Road B1115, turn right onto Gipping Way. At the roundabout take the 2nd exit onto Needham Road A1308, at the roundabout take the 3rd exit onto Needham Road B1113, continue to follow the B1113, turn right into the Causeway where the property will be found.**

## FLOORPLANS



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

