



31 Bader Court | Martlesham Heath | Ipswich | IP5 3UY

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# 31 Bader Court, Martlesham Heath, Ipswich, IP5 3UY

## Description

A rare opportunity to acquire this spacious two bedroom retirement ground floor apartment situated in a tucked away complex, yet conveniently located for the A12 and local amenities.

## About the Area

Martlesham Heath is a 'new village' established in the 1970's situated approximately six miles east of Ipswich and four and a half miles from Woodbridge. There is ideal road access via the A12 to Woodbridge, Aldeburgh and the heritage coast, Felixstowe, Ipswich and onto London and the Midlands along the A12 and A14.

There is a good selection of nearby shops, bus service to Ipswich and Woodbridge, nearby fitness, and health centre at Martlesham, doctor surgeries and schools including Birchwood Primary School, Kesgrave High School, Farlingaye High School, and Woodbridge School. There is also easy access to the nearby BT Research Centre and Martlesham Police Headquarters. Also, in Martlesham are the usual facilities that you would expect from a self-contained village including the Douglas Bader Public House.

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

Welcoming area, door to under stair cupboard, door to airing cupboard housing the hot water cylinder with shelving and doors to:

### Sitting Room Approx 16'1 x 10'10 (4.91m x 3.29m)

French doors to rear opening onto the terrace and overlooking the rear garden and window to side aspect.

### Kitchen Approx 8'9 x 7'11 (2.67m x 2.41m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods and linoleum flooring.

### Bedroom One Approx 11'2 x 8'9 (3.39m x 2.67m)

Double room with window to rear aspect.

### Bedroom Two Approx 8'9 x 6'6 (2.67m x 1.99m)

Window to rear aspect.

### Bathroom

Comprising w.c, hand wash basin, tiled splash back, panel bath with shower attachment over, tiled walls and frosted window to rear aspect.

### Outside

The property is located in the corner of the development overlooking the neighbouring greensward and incorporates private wraparound

gardens with a terrace abutting the rear of the property and boundaries predominately defined by picket fencing.

A communal parking area is located near the entrance of Bader Court, yet please note no designated spaces are specifically allocated.

## Property Tenure

Leasehold – Details of which can be obtained by contacting the agent.

## Agents Note

Please note there is a ground rent charge applicable, this is approximately £200.00 per annum.

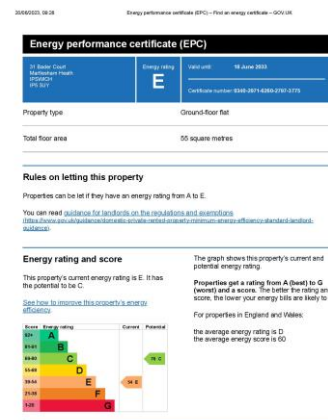
## Local Authority

East Suffolk Council

## Council Tax Band - B

## Services

Mains water, drainage, and electricity. Electric heating.



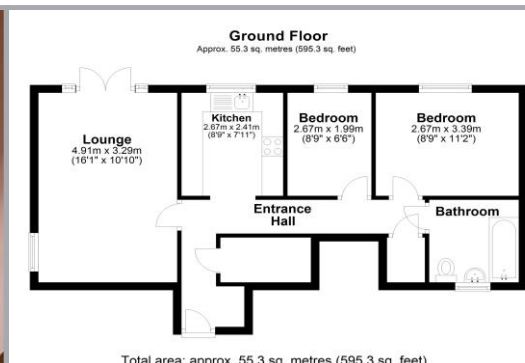
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