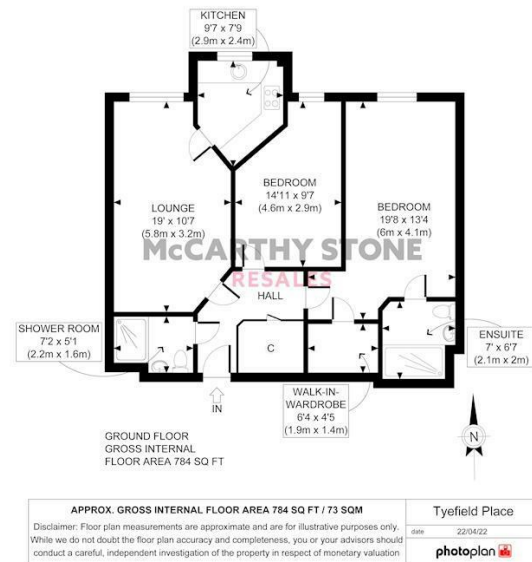


1 Tyefield Place

High Street, Hadleigh, IP7 5FE



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Offers over £280,000 Leasehold

Join us for Tea & Cake at our Open House event - Wednesday 22nd July 2026 - from 9.30am to 2.30pm - BOOK YOUR PLACE TODAY!

A beautifully presented TWO bedroom GROUND floor apartment set within the popular retirement living complex, Tyefield Place. ~CAR PARKING SPACE AVAILABLE WITH PURCHASE~

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



Tyefield Place, Pound Lane, Hadleigh,

2 Bed | £280,000

PRICE
REDUCED

Tyefield Place

Located just 300 metres from the High Street in Hadleigh, our Retirement Living development by McCarthy & Stone boasts all the latest features, in a cosy and quiet community. Tyefield Place has everything you need to get on with enjoying your active and fulfilling retirement lifestyle. The stunning homeowners' lounge opens out to beautiful landscaped gardens, providing the perfect space to sit back and enjoy your retirement with family and friends. If you have friends or relatives who would like to stay the night, you can book the guest suite (usually £25 a night and booked through your House Manager, subject to availability)

Local Area

Hadleigh is one of the finest ancient market towns and has over 250 listed buildings. It nestles in breath-taking countryside with spectacular scenes that inspired 18th-century painters, such as Constable and Gainsborough.

Expect a friendly welcome and relaxed hospitality wherever you go. The town's backbone is the High Street, with just the right amount of eclectic mix of shops, services, restaurants, cafés and pubs - known for their individuality, quality and care, with both a contemporary and traditional feel.

The McCarthy & Stone development in Hadleigh offer extremely spacious apartments, within a gated community and situated just behind the High Street.

Apartment Overview

A beautifully spacious 2 bedroom, 2 bathroom apartment, which has been tastefully decorated throughout, professionally cleaned and all furniture removed, ready for you to move into straight away and put your own stamp on it. It is conveniently located on the Ground Floor, without the need to transfer all your belongings into the lift on moving day! The apartments are reasonably soundproofed, so no transference of sound is audible through the walls from a neighbouring property and it has also been luxuriously carpeted for comfort and warmth.

Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to utility/ storage cupboard with washer/dryer and a separate storage cupboard. A wall mounted emergency call module. Further safety features consist of a smoke detector and

secure entry system. Further doors lead to the lounge, bedrooms and shower room.

Lounge

A bright and airy lounge which provides ample space for dining. Sky Q connection and telephone point, raised power points and two ceiling light points. Part glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of white high gloss base and wall units with under counter lighting. Double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, power points, pelmet lighting, central ceiling light.

Master Bedroom

Spacious bedroom which has a large window allowing lots of natural light in. The master bedroom has a walk-in wardrobe providing hanging rails and shelving. Raised power points and two decorative ceiling lights. Door leads to an en-suite.

Ensuite

Large modern en-suite suite comprising of a triple length walk-in shower with glass screen and hand rail. Vanity unit with inset hand basin and light up mirror over, WC and mirrored cabinet above. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

Bedroom Two

Double second bedroom which could be used for dining / study. Raised electric sockets and decorative ceiling light.

Shower Room

Fully fitted modern suite comprising of level access double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Heated towel rail, ceiling spot lights, slip resistant flooring and emergency pull cord.

Service Charge

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartment
- Electricity, heating, lighting and power to communal areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal are
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV Licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £4,492.65 per annum (for the financial year ending 30/09/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold Information

Ground rent: £495 per annum

Ground rent review: 1st June 2034

Lease Length: 999 Years from 1st June 2019

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

