



Coddenham Road

Needham Market

Asking Price £120,000 Leasehold



Flat 1, Uvedale Court

Coddenham Road | Needham Market | Ipswich | IP6 8AX

Stowmarket 4 miles, Ipswich 9.7 miles, Bury St Edmunds 21 miles

2 bedroom, ground floor flat available in this well sought after over 55's development, located in the Suffolk town of Needham Market. Available with No Onward Chain.

2 Bedrooms | Reception Room | Bathroom | Over 55's Development | Quiet Central Location | Well Maintained Communal Gardens | Easy Access to Shops, Services & Public Transport | Allocated Parking

Well Presented 2 Bedroom Over 55s Property - Needham Market, Suffolk.

This two-bedroom property offers comfortable, low-maintenance living in a well-regarded over-55s development. Ideal for those seeking a peaceful yet well-connected setting, the home features one spacious reception room, a bathroom, and a practical layout designed for ease and convenience.

Set within a quiet residential community, the property benefits from well-maintained communal gardens, allocated parking, and a strong sense of neighbourly support, all while being just a short walk from local amenities.

The living/dining room provides a relaxing space to unwind or entertain, while the kitchen offers ample cupboard space and room for appliances. Two well-proportioned bedrooms provide flexible accommodation, with the second bedroom ideal for guests, or use as a study. The bathroom features accessible fittings. The property is neutrally decorated throughout and ready for immediate occupation.

LACY SCOTT & KNIGHT

est. 1869

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BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET,  
SUFFOLK, IP14 1DN

**Location**

Needham Market is a thriving and friendly Suffolk town with a wide range of local amenities, including independent shops, cafes, a post office, medical centre, and a regular bus and train service to Stowmarket, Ipswich, and beyond. The property is located within easy reach of these facilities, making day-to-day living exceptionally convenient.

For 1 Jan 2025 to 31 March 2025:-  
Service Charge £355.25 quarterly (£1,421 per annum)  
Ground Rent £84.75 quarterly (£339 per annum)  
For 19 Sept to 2024 to 14 Dec 24:-  
Water charges £76.55 quarterly (£306 per annum).

**Flood Risk** Very Low (Source: Gov.uk)

**Mobile speed**  
EE - Good outdoor and in-home (Source: Ofcom)  
O2 and Three - Good outdoor, variable in-home (Source: Ofcom)  
Vodafone - Good outdoor (Source: Ofcom)

**Broadband Speed**  
Highest available upload and download speed - 2000Mbps (Source: Ofcom)

**Local Authority**  
Mid Suffolk District Council - Council Tax Band B

**Services**  
Mains Electric, water, and drainage. Heating and cooking are electric only.

**Tenure** Leasehold - approx. 84 years remaining.

**Disclaimer:** We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.

**Plans, Areas and Schedules**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail. **Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

