Rock Estates



Bosmere Court, The Causeway

Needham Market, IP6 8BQ

Guide price £60,000

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This charming ground floor one-bedroom retirement flat is one of just a few available at the sought-after over-60s complex, Bosmere Court, located in the heart of Needham Market. Positioned just a stones throw from away from the town's well established high street amenities are right on your doorstep.

Inside, you'll find a shaker style kitchen with integrated electric oven and hob. There is a spacious living/dining area, a generously sized bedroom with built in wardrobe. The shower room offers a walk in wet room style shower as well as a low level W.C. and hand wash basin.

Bosmere Court offers both stairs and lift access to all floors, with a secure telecom entry system for peace of mind. Emergency pull cords are fitted in every room for added safety. Residents enjoy access to a range of communal facilities, including a large lounge with a kitchen, a laundry room, and beautifully landscaped gardens. Additionally, there is a guest suite available to hire on the ground floor for visiting friends or family.

Just a short walk away, the vibrant Needham Market high street is home to local shops, including a bakery, butcher, post office, and various independent stores. The town also offers a library, church, health centre, and pharmacy. For outdoor enthusiasts, Needham Lake is nearby, providing lovely countryside walks. Public transport is conveniently accessible, with bus routes and Needham Market train station offering links to Ipswich, Bury St Edmunds, and beyond.

Entrance Hall
Two storage cupboards. Entrance telecom. Doors to:

Living Room
17'8" x 9'9" (5.39 x 2.98)
Double glazed window. Electric radiator. Coving. Tiled hardstanding. Doors to:

Kitchen
8'5" x 6'4" (2.57 x 1.95)
Double glazed window. Range of wall and floor mounted units. Integrated electric hob. Inset butler style sink with 1 1/2 drainer with mixer tap over. Part tiled walls. Eye level integrated oven. Space for fridge/freezer. Vinyl tile floor. Coving.

Bedroom
11'9" x 7'6" (3.60 x 2.30)
Double glazed window. Built in wardrobes with sliding doors. Coving. Electric radiator.

Bathroom
6'6" x 5'5" (2.00 x 1.66)
Walk in shower. Wall mounted hand wash basin. Low level W.C. Vinyl non slip flooring. Extractor fan Chrome heated towel rail. Coving. Part tiled walls.

Bosmere Court
Private parking for Bosmere Court residents. Access to flats through communal entrance hall with secure intercom system. Access to flats via stairs or lift.

Communal Areas
Bosmere Court also offers:
- Communal Gardens.
- Communal Lounge.
- Communal Kitchen.
- Communal Laundry facilities.
- Private parking for residents.

Maintenance Charges
Approximately £3,350 per annum.

Agents Note
Please note the property is vacant and some of the photos used on this advert have been adapted.

Elm Group Managing Agent - The current service charge for 1 Oct 2026 to 20 Sept 2027 is £3698.11. Buy-to-let purchasers are not permitted and any purchaser(s) at Bosmere court must be 60 and over and permanently retired from full-time employment per the terms of the lease. A pre-purchase application and meeting to ensure the purchaser can live independently and meet the lease requirements will also be required.

- Ground Floor Flat
- Living Room
- Three Piece Bathroom Suite
- Guest Room on Site
- No Onward Chain
- One Bedroom
- Kitchen
- Close to Amenities
- Communal Gardens









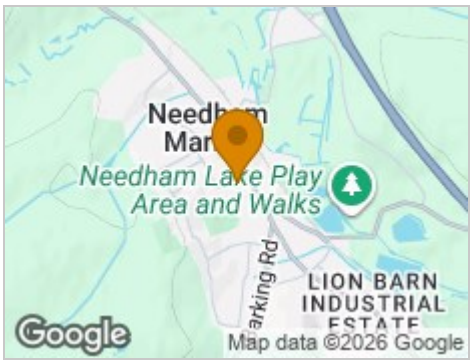
Road Map



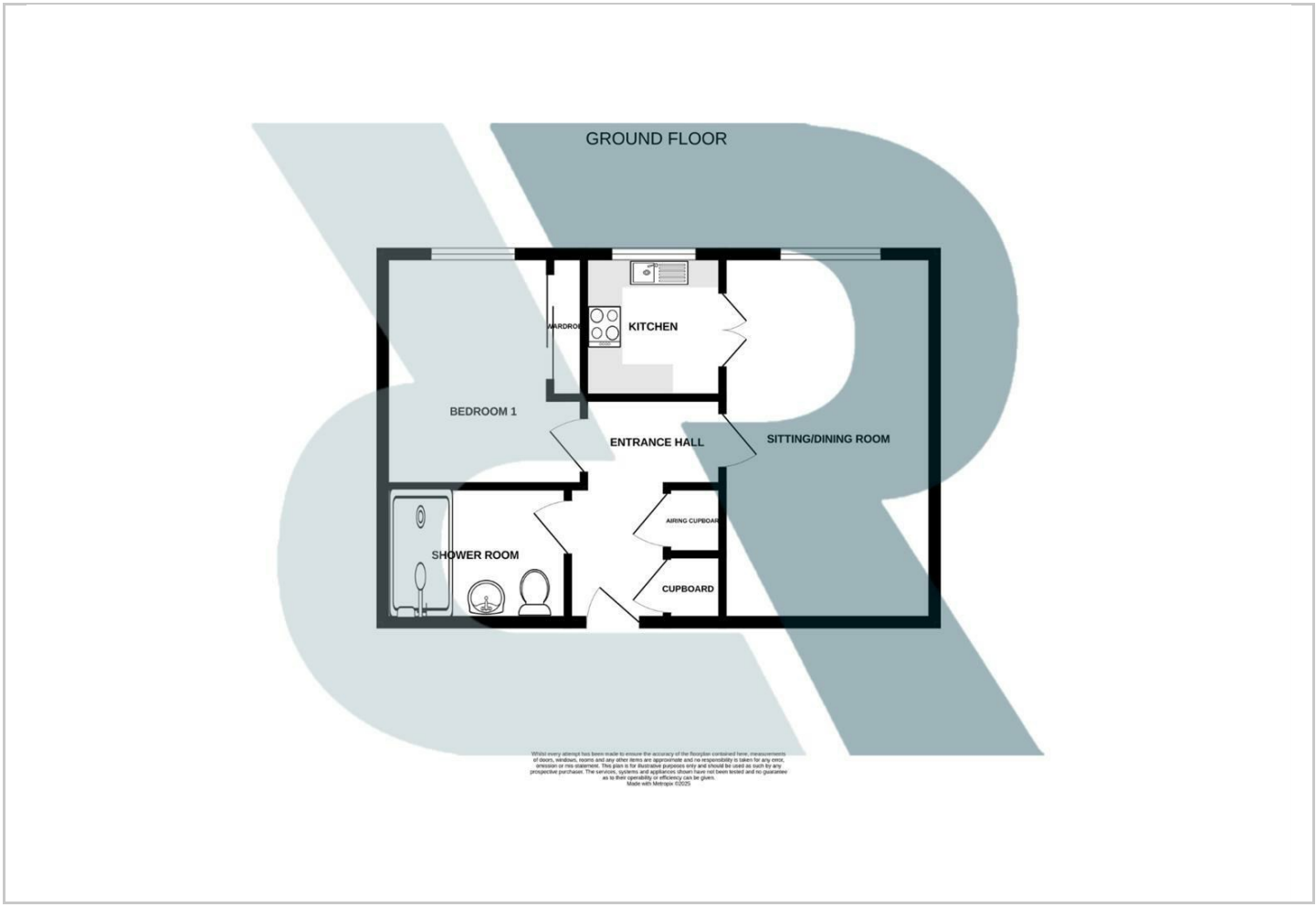
Hybrid Map



Terrain Map



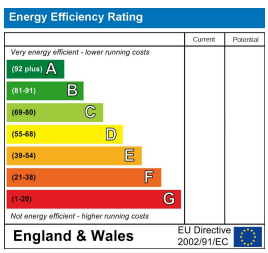
Floor Plan

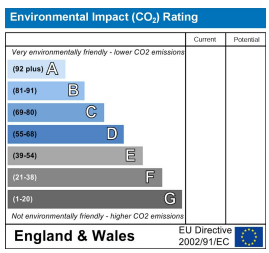


Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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