



Booth Court

Ipswich

Relax...





...in a place you can truly call home.

McCarthy & Stone developments are built to the highest specification, with award-winning attention to detail throughout every apartment.

For over thirty years, we've built retirement developments designed to help you enjoy later life. Each fixture, fitting and feature in every room has been chosen with your needs in mind – and we don't compromise on quality. It's your home, it has to be fabulous, you wouldn't have it any other way and neither would we.

Our developments have at least one lift so being on the first floor or higher need not be a concern. We also provide guest accommodation so you can have friends and family stay over – without going to any extra effort.

Security is also important. When you're relaxing at home, or away for the weekend, you want to know that everything is safe and secure. 24-hour CCTV and a secure entry system ensures complete peace of mind.

Beyond your own front door there's a friendly community to welcome you.

An Estate Manager is on hand to manage the day-to-day running of the development and attend to any queries you may have. There are also communal areas, including the homeowners' lounge for socialising and a restaurant where you can enjoy a freshly prepared midday meal, served every day of the year. You'll find plenty of time to relax with exterior maintenance and gardening taken care of and one hour of domestic assistance per week included in the service charge.

We want you to start enjoying your hassle-free life as soon as possible and have a range of services that could help you move to your new apartment. Please ask for more information.

Your local community

An historical and thriving town

Ipswich is one of Britain's oldest towns and has a rich and varied history, dating back to the 7th Century. A small trading settlement based around the docks, became a gateway to Europe and a major trading site, which developed into the thriving and flourishing town that exists today.

Everything close at hand

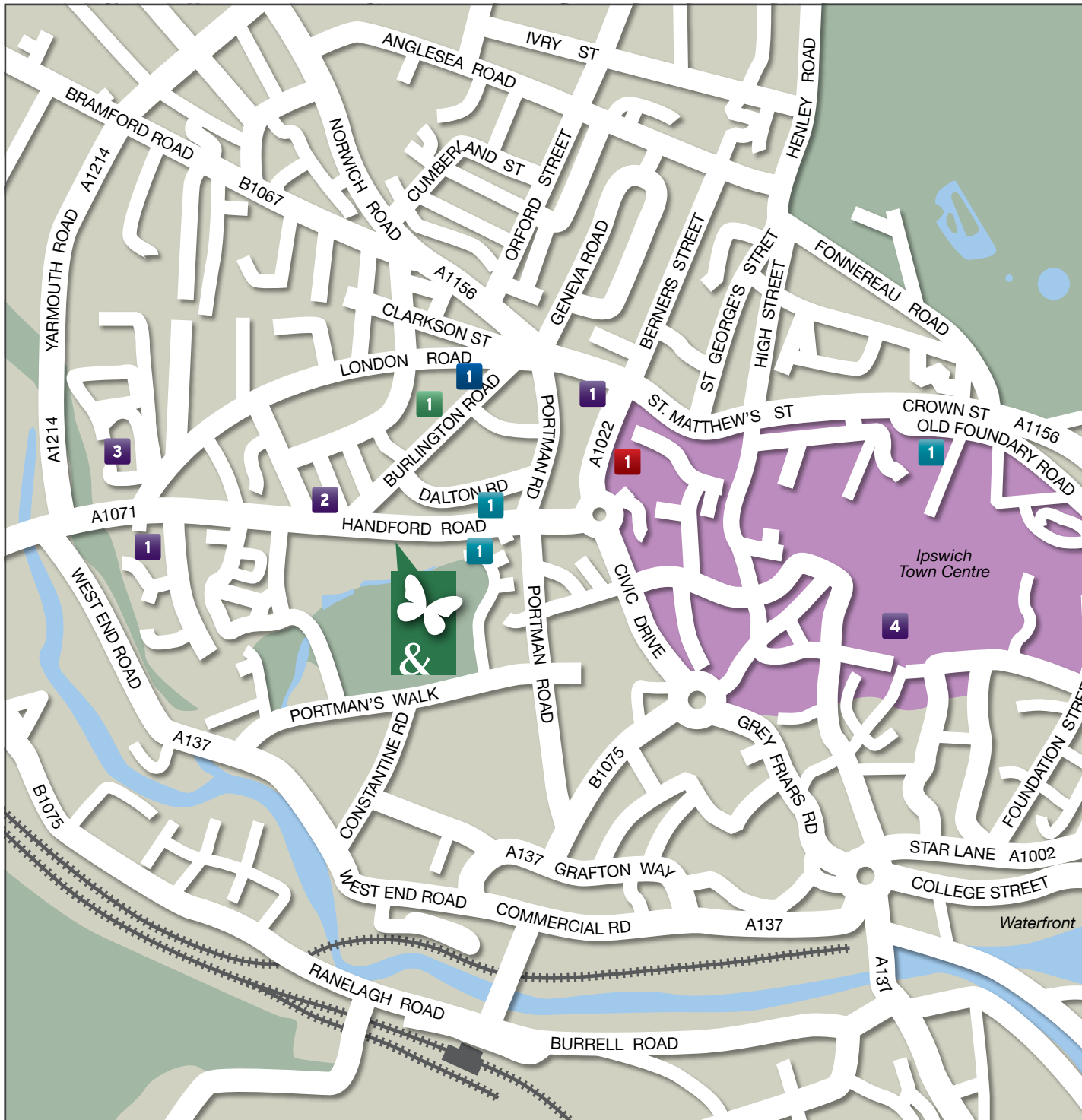
McCarthy & Stone Assisted Living offers help and support in retirement. Booth Court is a thoughtfully designed development of 59 one and two bedroom apartments located on Handford Road, Ipswich. The development overlooks the Alderman Canal and Alderman Road Recreation Ground and Nature Reserve, providing a variety of walks on the doorstep.

Ideally located, with easy access to the A12 and A14, the development is a short distance from a supermarket and the Suffolk Retail Park. Ipswich's bustling town centre is easily accessible with a bus stop two hundred yards from Booth Court. Leading high street stores sit alongside a variety of independent stores. The Buttermarket and Tower Ramparts shopping centres provide under cover shopping. With Banks, Post Office, Butchers, Bakers and Coffee Shops, the town centre caters for all your daily needs.

A walk to the waterfront includes bars and restaurants and for those that enjoy messing about on the water, Ipswich Haven Marina has moorings for 250 private boats.

Situated in a vibrant town and combined with history and heritage, Booth Court could not be better located for a happy and enjoyable retirement.





Booth & Court

Services

- 1 Hairdresser

Shops

- 1 Supermarket
- 2 Off Licence
- 3 Suffolk Retail Park
- 4 Butter Market Shopping Centre

Leisure

- 1 Theatre

Transport Links

- 1 Bus stop

Medical

- 1 Doctors' Surgery & Pharmacy

Town Centre Shopping including shops, banks, post office and restaurants.

Development Features

- Waitress-service restaurant
- 24-hour on-site staffing
- Estate Manager
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- All heating bills for each apartment included in service charge
- Full wheelchair accessibility
- Personal care packages available from the onsite CQC registered care agency
- Homeowners' lounge with television
- Guest suite
- Function room with computer
- Laundry room
- 2 Lifts
- Landscaped garden
- Mobility scooter charging point
- Car parking available on site to resident permit holders (ask sales consultant for more details)

Apartment Features

General

- French balconies to selected apartments
- Double glazing
- Fitted wardrobe in main bedroom
- Telephone and television point in living room and all bedrooms
- Sky/Sky+ connection point in living room

Heating and finishes

- Underfloor heating
- Oak veneered doors
- Chrome door furniture
- Illuminated light switches for bathroom and main bedroom

Bathroom

- Tiled bathroom with bath and separate level access shower
- Mono block lever taps
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor fan

Kitchen

- Fitted kitchen with integrated fridge freezer and ceramic hob
- Single oven
- Cooker hood
- Stainless steel sink with mono block lever tap
- Electrically operated kitchen window
- Under pelmet lighting

Safety & Security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Fire detection equipment

Step
inside...





& Assisted Living

Further
information

Booth Court

Handford Road,
Ipswich IP1 2GD

Tel: 0800 919 132

www.mccarthyandstone.co.uk

...you'll be in
good company.

Artist impression (Front cover) - Gardens indicate several years growth. Development may be subject to variations in appearance.

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment.

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment.

No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

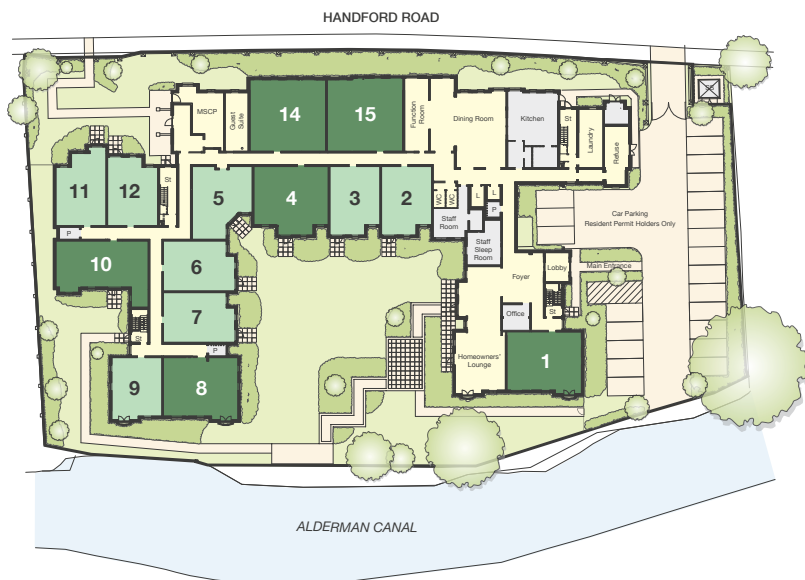
Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- KR - Kitchen Refuse
- MSCP - Mobility Scooter Charging Point
- P - Plant Room
- St - Stairs
- S - Store
- SS - Sub-Station
- WC - Communal Toilet



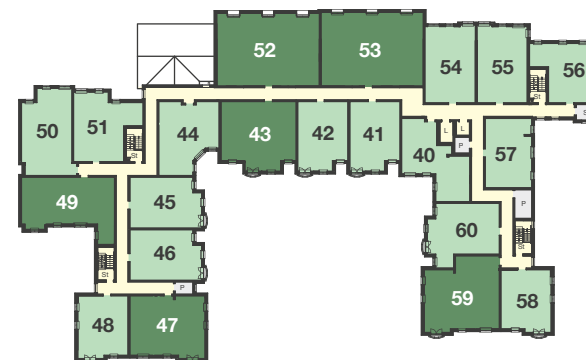
Site & Ground Floor



First Floor

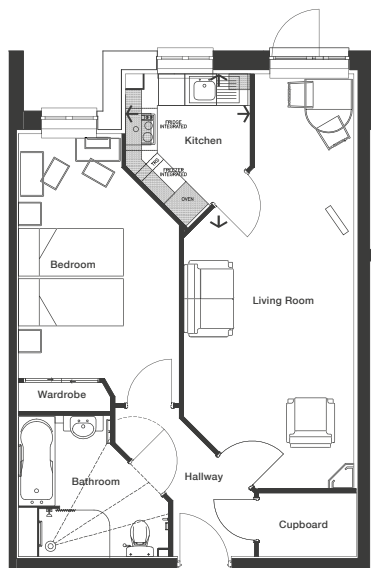


Second Floor



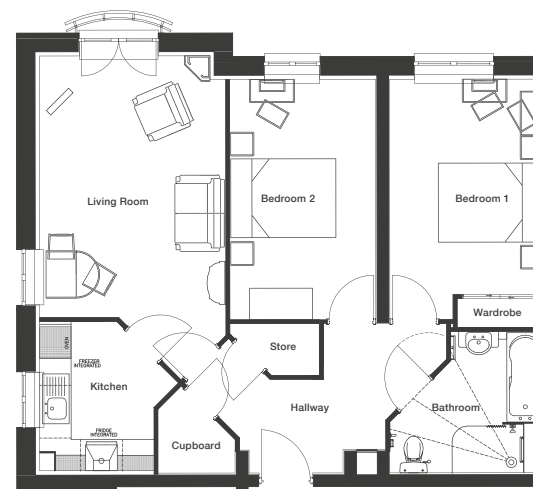
Booth Court

Typical one bedroom apartment



Living Room (Max.)	25'11" x 10'8"	(7895mm x 3391mm)
Kitchen (Max.)	9'7" x 7'9"	(2930mm x 2365mm)
Bedroom (Max.)	16'10" x 10'1"	(5130mm x 3065mm)
Bathroom (Max.)	8'10" x 9'5"	(2690mm x 2865mm)

Typical two bedroom apartment



Living Room (Max.)	16'4" x 11'8"	(4975mm x 3545mm)
Kitchen (Max.)	9'4" x 8'8"	(2840mm x 2640mm)
Bedroom 1 (Max.)	15'0" x 9'7"	(4570mm x 2920mm)
Bedroom 2 (Max.)	15'0" x 9'1"	(4570mm x 2780mm)
Bathroom (Max.)	9'7" x 8'10"	(2925mm x 2690mm)

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McCarthy & Stone
 Later Life. Greater Life

See individual apartment plans for specific details. Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance sizes or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.



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