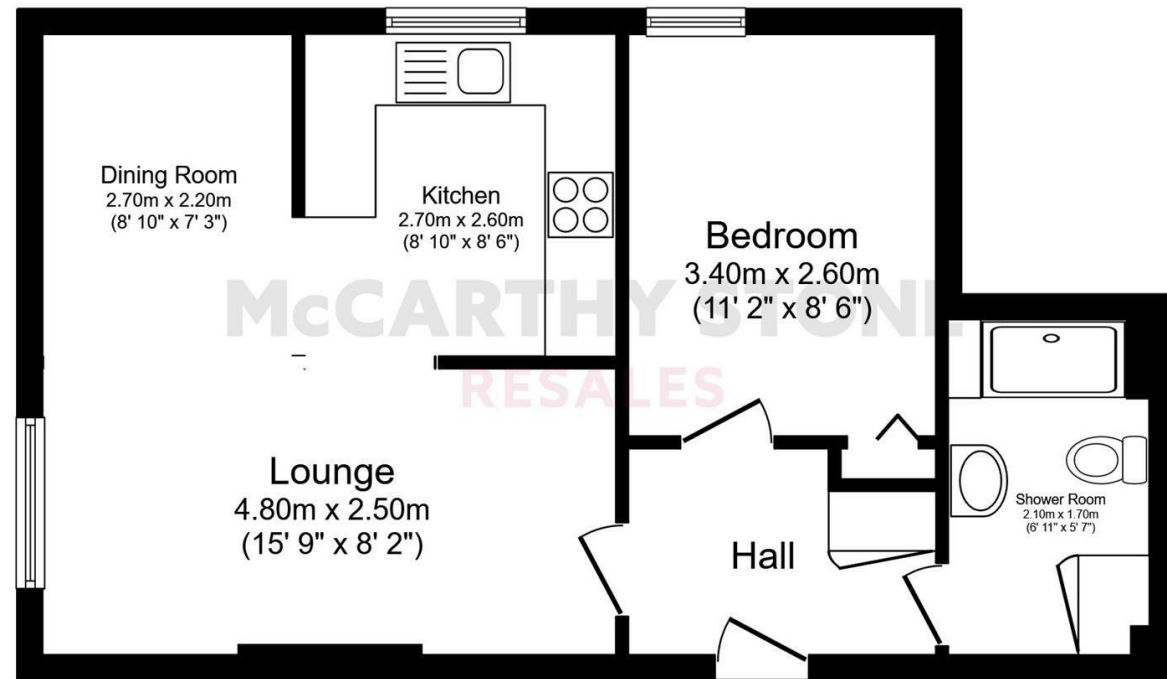


# McCARTHY STONE RESALES

## 16 CLARKSON COURT IPSWICH ROAD, WOODBRIDGE, IP12 4BF



Total floor area 44.5 sq.m. (479 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	86

# McCARTHY STONE RESALES

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A beautifully presented one bedroom apartment boasting from modern open plan living in the lounge and views towards communal gardens and woodland beyond, situated within a popular MCCARTHY STONE retirement living development.  
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**ASKING PRICE £165,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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



# CLARKSON COURT, IPSWICH ROAD, WOODBIDGE

## CLARKSON COURT

Clarkson Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 70 one and two-bedroom retirement apartments for the over 60s. The recently refurbished homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £30). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

## LOCAL AREA

Clarkson Court is situated less than half a mile away from The Thoroughfare, which boasts a 'real shopping' experience with over 100 specialist independent shops ranging from boutiques and antique shops to cafes and restaurants. These are complemented by larger national stores. Residents of Clarkson Court can take advantage of good transport links. There are many bus services that run to, from and through Woodbridge, serving many of the surrounding towns and villages and there are frequent buses to Ipswich. Woodbridge is ideally placed to explore the surrounding areas with easy access to the A12 and with its own railway station which is linked to the main national railway system. The East Suffolk line runs from Ipswich to Lowestoft and offers pleasant train journeys through the coastal and heathland of Suffolk. London is less than 2 hours away by train with direct trains to and from London Liverpool Street. With all this and more Clarkson Court is the perfect place for a happy and enjoyable retirement.

## ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Ceiling light, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge / open plan kitchen, bedroom and shower room.

## LOUNGE

The spacious and versatile, open plan living area benefits from a large window which provides views towards the gardens and woodlands beyond, allowing plenty of natural light in. There's ample room for a dining table. TV and telephone points, two decorative ceiling lights and raised electric power sockets. Leading onto the open plan kitchen.

## KITCHEN

Fitted kitchen with a range of base and wall units. Stainless steel sink with mono block lever tap and window above, which further makes this open plan room very airy. Built in electric oven with matching microwave above. Integrated fridge and freezer. Ceiling spotlights and under unit lighting.

## BEDROOM

Beautifully presented double bedroom with garden facing and woodland views. Built in mirror fronted wardrobe provides ample hanging rails. TV and telephone point, decorative ceiling light and raised electric power sockets.

## SHOWER ROOM

Fully fitted suite comprising of full width shower cubicle with glass sliding doors and support rail, WC, vanity unit containing hand basin with mirror with light above. Full height wall tiling, anti-slip floor, spotlights. Door leading to airing/storage cupboard.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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 areas
- Buildings insurance

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

# 1 BED | £165,000

Manager.

Service charge: £2,716.32 for financial year ending 28/02/2025

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

## LEASE INFORMATION

Lease length: 125 years from 1st June 2008

Ground rent: £730.81 per annum

Ground rent review: 1st June 2038

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## CAR PARKING

The parking at Clarkson Court is not allocated and works on a first come first served basis.

## ADDITIONAL SERVICE

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

