

McCARTHY STONE RESALES

29 BOOTH COURT HANDFORD ROAD, IPSWICH, IP1 2GD



Total floor area 56.9 m² (612 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!

A beautifully presented one bedroom first floor apartment situated within a McCarthy Stone retirement living plus development with 24/7 on-site staffing, domestic assistance and subsidised restaurant.

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

ASKING PRICE £110,000 LEASEHOLD

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

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BOOTH COURT, HANDFORD ROAD, IPSWICH

SUMMARY

The development overlooks the Alderman Canal and Alderman Road Recreation Ground and Nature Reserve, providing a variety of walks on the doorstep. Booth Court is one of McCarthy & Stones Retirement Living PLUS range (Assisted Living) and is facilitated to provide it's homeowners' with extra care.

An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.

The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday.

ENTRANCE HALL

Front door with spy hole Airing cupboard housing the hot water system and fitted with shelving. Wall mounted emergency intercom. Doors leading to wet room, bedroom and the lounge.

LOUNGE

A well presented lounge benefiting from full length window which provides views towards the front elevation and allows lots of natural light in. The lounge provides ample space for dining and has a decorative feature electric fire. TV and telephone points, two ceiling light points and raised height power points. Part glazed door leading to separate kitchen.

KITCHEN

Fully fitted well equipped kitchen with a range of base and eye level units and drawers. A window with a fitted blind sits above a single drainer sink unit with mixer tap. Induction four ring hob with extractor hood above. Built in electric oven with space over for a microwave. Integrated fridge and freezer. Central ceiling light, ceramic floor tiles.

BEDROOM

Spacious bedroom a window providing views towards the front

elevation. Fitted, mirror fronted wardrobes providing hanging rails and storage. TV and telephone point, ceiling light and raised height power points. Emergency pull-cord.

BATHROOM / WET ROOM

Wet room with fully tiled walls and slip resistant safety flooring. Wet room style shower with a shower curtain and support rail. Low level panel bath also with support rail. Vanity unit with inset wash hand basin and fitted mirror above. WC. Heated towel rail, central ceiling lighting. Extractor fan. Emergency pull-cord.

SERVICE CHARGE

- On-site Estate Manager and team
- 1 hours domestic assistance per week
- The apartment heating
- On-site Subsidised restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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 the service charges please contact your Property Consultant or Estate Manager.

Service charge: £9,846.47 per annum (up to financial year end 31/03/2025)

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

CAR PARKING PERMIT

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

1 BED | £110,000

LEASE INFORMATION

Lease Length: 125 years from 1st Jan 2013

Ground rent: £435 per annum

Ground rent review: 1st Jan 2028

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

ADDITIONAL INFORMATION & SERVICES

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

** 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.

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

