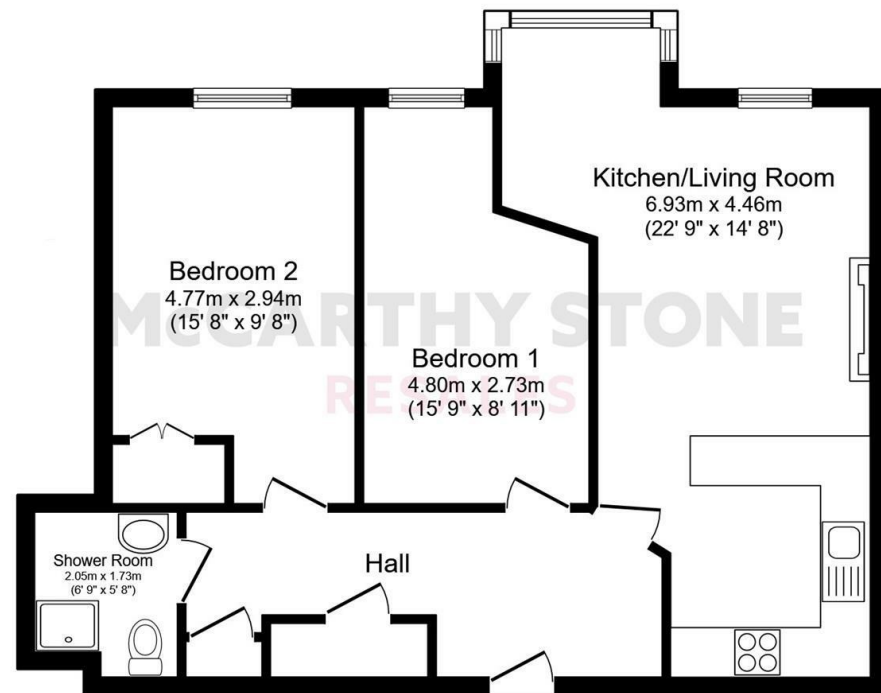


# McCARTHY STONE RESALES

## 39 CLARKSON COURT

IPSWICH ROAD, WOODBRIDGE, IP12 4BF



Total floor area 66.7 m<sup>2</sup> (718 sq.ft.) approx

Printed Contact Details...

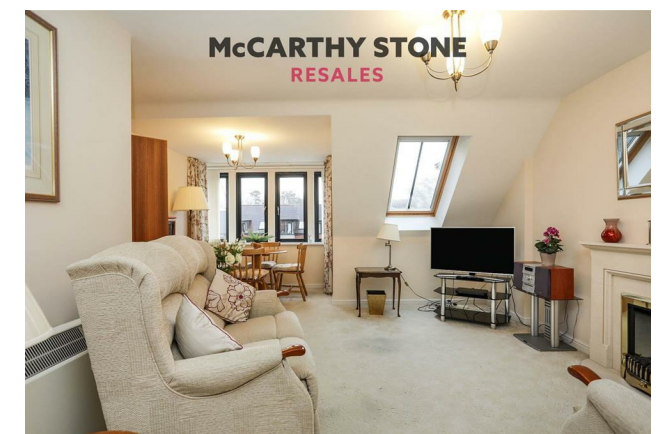
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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>		<b>82</b>	<b>82</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			



# McCARTHY STONE RESALES

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A beautifully presented TWO BEDROOM top floor apartment with bright SOUTHERLY aspect situated within a popular MCCARTHY STONE retirement living development. ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**PRICE REDUCTION**

**ASKING PRICE £280,000 LEASEHOLD**

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

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# CLARKSON COURT, IPSWICH ROAD,

# 2 BEDROOMS £280,000

## 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 HALL

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. Patmore water softener. Ceiling light, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, lounge and bathroom.

## LOUNGE

The spacious south east facing lounge benefiting from bay style windows and a further skylight aspect windows enabling lots of natural light in. The room provides ample space for dining table suitably positioned within the bay window and a feature electric fire and surround which act as an attractive focal point. Telephone and TV points, two decorative ceiling lights and raised height power points. This leads onto the open plan kitchen

## KITCHEN

A fully fitted kitchen comprising of a range of cream base and wall units and drawers with roll top work surfaces and wall tiling over. Stainless steel sink with mixer tap. Built in AEG oven with microwave above, four ring ceramic hob and extractor fan. Built in fridge/freezer.

## MASTER BEDROOM

A bright and airy south east facing master bedroom with the benefit of a built in mirror fronted wardrobe. Telephone and TV points, central ceiling light and raised height power points

## BEDROOM TWO

Spacious double room which can be used for dining or study / hobby room, this also has a sunny south east aspect. Central ceiling light and raised height power points

## SHOWER ROOM

Fully tiled and fitted suite west room style suite comprising of walk in shower with support rail and curtain. WC, vanity unit with sink and mirror above. Heated towel rail. Anti-slip flooring. Emergency pull cord.

## SERVICE CHARGE

- Onsite visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 Manager. The service charge is £4,074.38 for the 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.

## LEASE INFORMATION

Lease length: 125 years from 1st June 2008

Ground rent: £851.18 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. One parking space per apartment.

## 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.

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

