

# McCARTHY STONE RESALES

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



Total floor area 50.0 sq.m. (539 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>84</b>	<b>84</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			



A BRIGHT and SPACIOUS one bedroom third floor retirement apartment with a sunny SOUTH EAST facing outlook.

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

**ASKING PRICE £137,500 LEASEHOLD**

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

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# CLARKSON COURT, IPSWICH ROAD, WOODBRIDGE

## CLARKSON COURT

Clarkson Court was purpose-built by McCarthy & Stone in for over 60s retirement living. The development consists of 70 one and two-bedroom apartments. The recently refurbished homeowners' lounge is a great space for social events and includes regular coffee mornings, art classes, movie nights, and fish and chip suppers and are there for you to join in as you wish. The beautifully maintained gardens are perfect for a stroll around or sit and enjoy the views. The dedicated House Manager is on-site during the day to take care of things and make you feel at home. If your friends and family wish to visit from afar, Clarkson Court benefits from two guest suites at a cost of £30 per night. Your House Manager will be able to advise on availability and booking procedure.

## 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. Framfield House medical centre is sited just a few minutes' walk from Clarkson Court. 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 spacious 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. Ceiling light, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the lounge, bedroom and shower room.

## LOUNGE

The spacious and versatile, open plan living area benefits from a patio door leading onto a patio area which is large enough to house a dining set and provides views of the well maintained communal gardens. 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 modern kitchen with a range of cream fronted base and wall units. Built in waist height electric oven with matching microwave above. Four ring electric hob with chimney extractor hood above. Stainless steel sink with mono block lever tap. Integrated fridge and freezer. Under counter lighting and ceiling spot lights.

## BEDROOM

Beautifully presented double bedroom with large window which allows lots of light in. Built in mirror fronted wardrobe provides ample hanging rails. TV and telephone points, decorative ceiling light and raised electric power sockets.

## SHOWER ROOM

Fully fitted suite comprising with a double shower cubicle with glass screen and support rails, WC, vanity unit containing hand basin with mirror above. Full height wall tiling, anti-slip floor, spotlights and emergency pull cord.

## 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

# 1 BED | £137,500

- 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.

Service charge: £2,716.25 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.

## LEASEHOLD INFORMATION

Lease Length: 125 years from 1st June 2008

Ground Rent: £730.81 per annum

Ground Rent Review: 1st June 2038

## CAR PARKING

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

## 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

