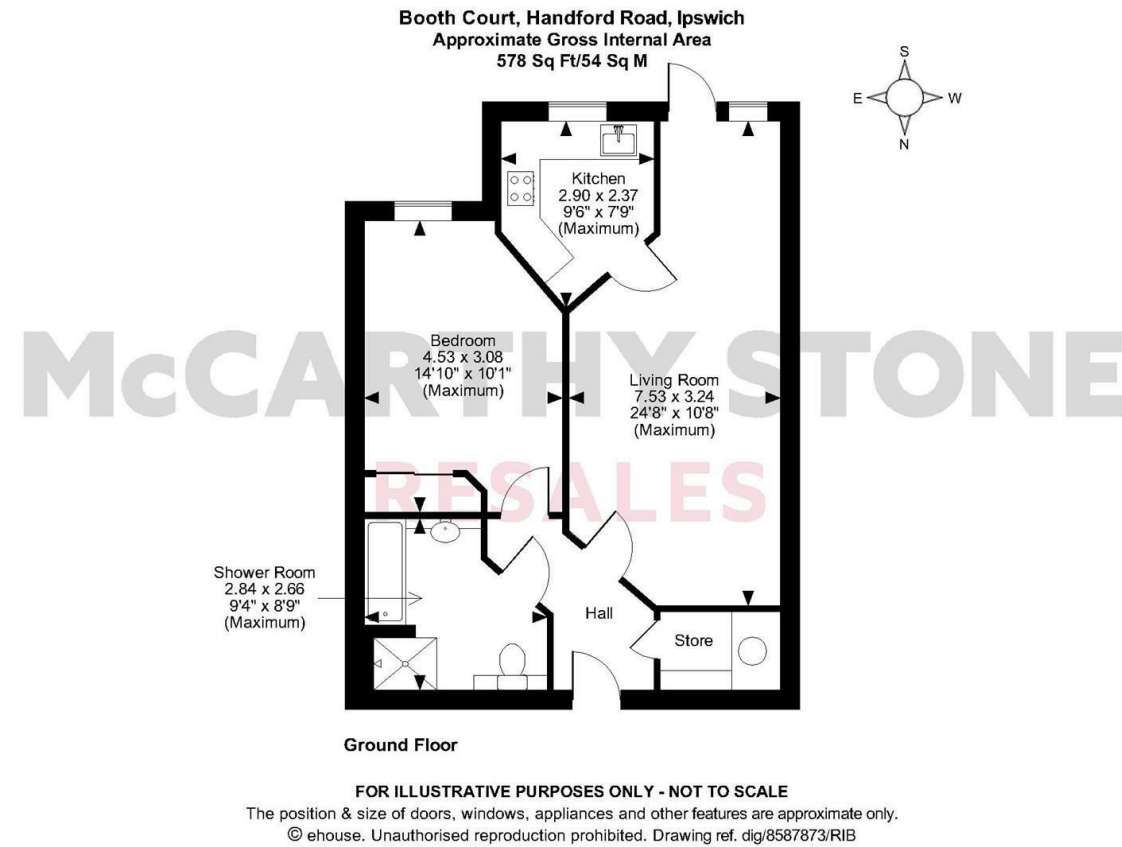


McCARTHY STONE RESALES

2 BOOTH COURT HANDFORD ROAD, IPSWICH, IP1 2GD



COUNCIL TAX BAND: B



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



McCARTHY STONE RESALES

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

RARE GROUND FLOOR, SOUTH FACING APARTMENT

A bright & airy one bedroom apartment, boasting direct access to a PATIO AREA and the communal gardens beyond. Set within a popular Retirement Living PLUS complex, benefiting from excellent communal facilities and includes one hour of domestic assistance per week.

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

PRICE REDUCTION

ASKING PRICE £140,000 LEASEHOLD

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

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BOOTH COURT, HANDFORD ROAD,

1 BEDROOMS £140,000

LUNCH AT BOOTH COURT

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

BOOTH COURT 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 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.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment with a sunny aspect and direct access to a patio area from the lounge. The apartment is positioned towards the rear of the development and provides views towards the communal gardens.

Early viewings advised

ENTRANCE HALLWAY

Front door with spy hole and letter box opens into the Entrance Hallway. There is a door to a walk-in airing cupboard, housing the hot water system and fitted with shelving. Wall mounted emergency intercom. All other doors lead to the wet room, lounge and double bedroom.

LOUNGE

A bright and airy lounge benefiting French door which leads out onto a south facing patio area, providing garden views towards

the rear of the development. The generously sized lounge provides ample room for dining. TV and telephone points, raised power points and two ceiling lights. Part glazed door leading to separate kitchen.

KITCHEN

Fully fitted kitchen with a range of base and eye level units and drawers. The single drainer sink unit with mixer tap sits below an auto opening double glazed window, which overlooks the communal grounds. Built in appliances include; Four ring hob with extractor hood. Central ceiling and ceramic floor tiles.

BEDROOM

This spacious double bedroom with garden facing window has a built in mirror fronted wardrobe with sliding doors. TV and telephone point, raised power points and ceiling light. Emergency pull-cord.

WET ROOM

Fully fitted suite comprising of a level access wet room style shower with curtain and a low level panel bath, both fitted with support rails. Vanity unit with inset wash hand basin and mirror above. Toilet is a high level. Heated towel rail, ceiling spotlights, extractor fan and slip resistant safety flooring which was newly fitted in 2021. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- On-site Estate Manager and team
- 1 hours domestic assistance per week
- On-site 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

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

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

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

LEASE INFORMATION

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

