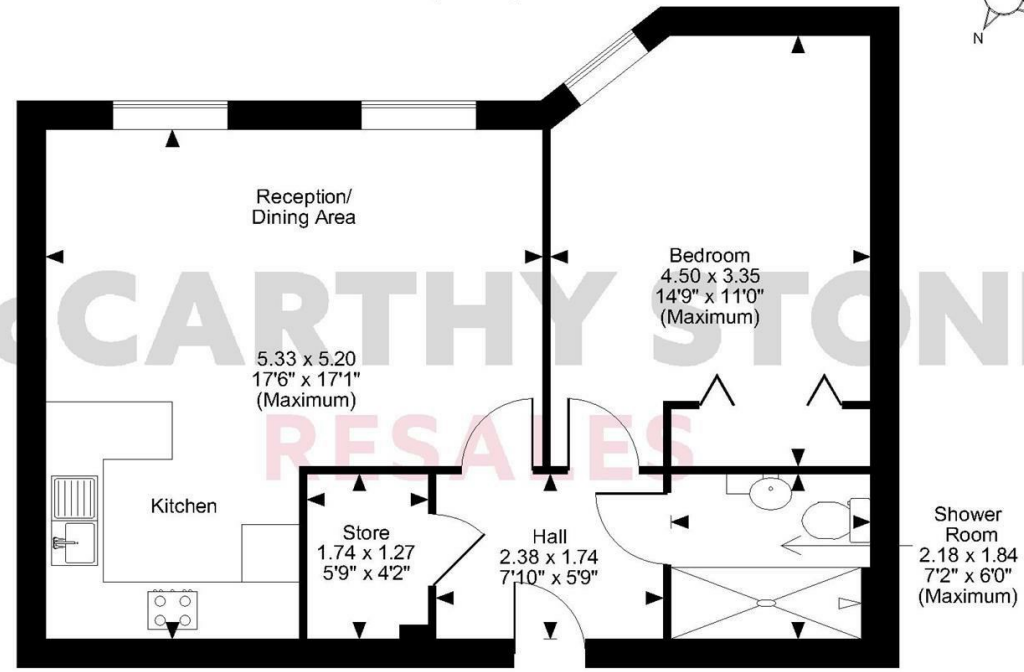
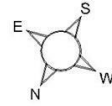


Clarkson Court, Ipswich Road, Woodbridge, Suffolk  
 Approximate Gross Internal Area  
 523 Sq Ft/49 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592343/DST

**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 |  |           |           |
|                                             |  | <b>85</b> | <b>87</b> |

**McCARTHY STONE  
 RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE  
 RESALES**

**60 CLARKSON COURT  
 IPSWICH ROAD, WOODBRIDGE, IP12 4BF**



A SUNNY SOUTH EAST facing one bedroom apartment situated on the first floor with garden facing outlook within the POPULAR MCCARTHY STONE retirement development  
 ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**ASKING PRICE £169,000 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 it's 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.

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom apartment with a sunny south east facing aspect and outlook towards the rear gardens. The has lots of selling features including, lounge with two windows and modern open plan kitchen and wet room. \*early viewings advised\*

## 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 which has recently fitted wooden floor 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, bedroom and wet room.

## LOUNGE

The spacious lounge has the benefit of two windows which have a south east aspect which allow lots of natural light in and view overlooks the rear gardens. The room provides ample space for dining. TV and telephone points, two ceiling lights and raised height power sockets.

## OPEN PLAN KITCHEN

Fitted kitchen with a range of modern cream base and wall units. Built in waist height (for minimal bend) electric oven with matching microwave above. Stainless steel sink with mono block lever tap. Free standing fridge and freezer. Ceiling spot lights and under unit lighting.

## BEDROOM

A generous double bedroom with garden facing outlook and the benefit of a double width built in wardrobe with mirror fronted doors. TV and telephone points, ceiling light and raised height power sockets.

## WET ROOM

Recently refurbished wet room with a suite comprising of a large walk-in shower with grab rail and curtain. WC, vanity unit with sink and mirror above. White heated towel rail. Emergency pull cord.

## SERVICE CHARGE

- 24-hour emergency call system
- On-site house manager, during working hours
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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

# 1 BED | £169,000

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.

**\*\*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)'.  
Service charge: £2,716.32 per annum (for financial year ending 28/02/2025).

## 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 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.

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

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

