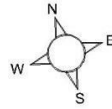
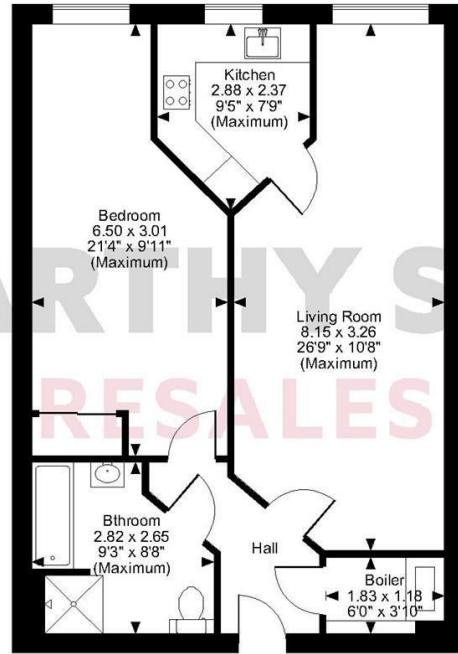


Booth Court, Handford Road, Ipswich  
 Approximate Gross Internal Area  
 649 Sq Ft/60 Sq M



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/8599175/RIB

# McCARTHY STONE RESALES

## 31 BOOTH COURT HANDFORD ROAD, IPSWICH, IP1 2GD



### COUNCIL TAX BAND: B



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

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.



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 offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team with 24/7 on-site staffing, domestic assistance and subsidised restaurant.  
 ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

## ASKING PRICE £95,000 LEASEHOLD

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# BOOTH COURT, HANDFORD ROAD, IPSWICH

1 BED | £95,000

## 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.

## ENTRANCE HALL

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 lounge, bedroom and bathroom.

## 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 and feature wallpaper on the same wall. 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. Single drainer sink unit with mixer tap and drainer sites below the front facing window with blind. Built in electric oven with space above for a microwave. Four ring hob with extractor hood above. Integrated fridge and freezer. Central ceiling and under pelmet lighting. Ceramic floor tiles.

## BEDROOM

Spacious bedroom a window providing views towards the front elevation, this room is perfectly designed to incorporate a dressing table or desk in front of the window. 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 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
- 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

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 to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)

## CAR PARKING PERMIT

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

## 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 of age or over.

## ADDITIONAL INFORMATION & SERVICES

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, 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

