

# McCARTHY STONE RESALES

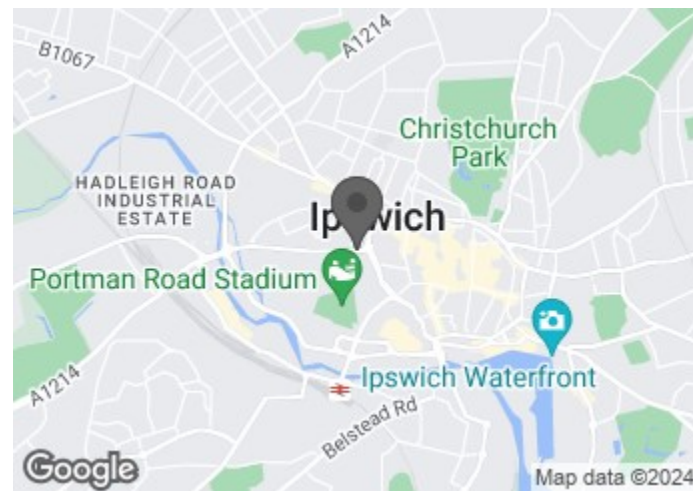
## 19 BOOTH COURT HANDFORD ROAD, IPSWICH, IP1 2GD



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

### 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		



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

A spacious and well presented retirement apartment. Double glazed patio doors opening to Juliette balcony with a sunny southerly aspect OVERLOOKING THE GARDENS AND CANAL.

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

### ASKING PRICE £180,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

2 BED | £180,000

## BOOTH COURT

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 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. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. For added convenience there is an onsite table service restaurant offering reasonably priced and freshly cooked meals everyday. The service charge includes one hours domestic assistance per week, and additional hours can be arranged. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency.

## THE APARTMENT

A very well maintained first floor, two bedroom apartment. Overlooking the communal gardens and the canal, it is south-facing and so benefits from the sun for much of the day.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall with doors leading to the living room, bathroom, bedrooms and storage/airing cupboard with insulated hot water cylinder. The 24 hour Tunstall emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway. Newly fitted carpets.

## LIVING ROOM

Bright and spacious south facing living room benefiting from double glazed French doors opening to Juliette balcony overlooking the gardens and canal. TV and telephone point, two ceiling light points and raised power sockets.

## KITCHEN

Fitted kitchen with a range of wall and base units with roll top work surface and tiling over. Stainless steel sink with mixer taps sits below the south and garden facing window. Electric four ring hob with extractor hood above. Built in electric oven with

space above for a microwave. Integrated fridge and freezer. Ceiling spotlights and ceramic floor tiling.

## MASTER BEDROOM

Generously sized master bedroom with window providing garden views and south aspect. Built in mirror fronted wardrobe providing plenty of built in shelving and hanging rails. TV and telephone point, ceiling light and raised height power sockets. Emergency pull-cord.

## BEDROOM TWO

Double second bedroom which could be used as an office/study also has the benefit of a south facing window with garden outlook. Telephone connection point, central ceiling light and raised power sockets.

## BATHROOM

Fully tiled and fitted suite comprising of a bath and a separate walk in level access shower with support rails and curtain. Vanity unit with inset wash hand basin with mirror over. WC. Heated towel rail. Extractor fan. Emergency pull-cord. Ceiling spotlights, slip resistant flooring

## SERVICE CHARGE

This includes;

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Underfloor heating to the apartment
- Provision and maintenance of 24 hour emergency call system
- Repairs and maintenance to the exterior and internal communal areas.
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £13,375.44 per annum (for financial year ending 3/03/2025).

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

## LEASEHOLD INFORMATION

Lease length- 125 years from 1st Jan 2013

Ground rent- Annual fee - £510

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.

## CAR PARK

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.

## 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

