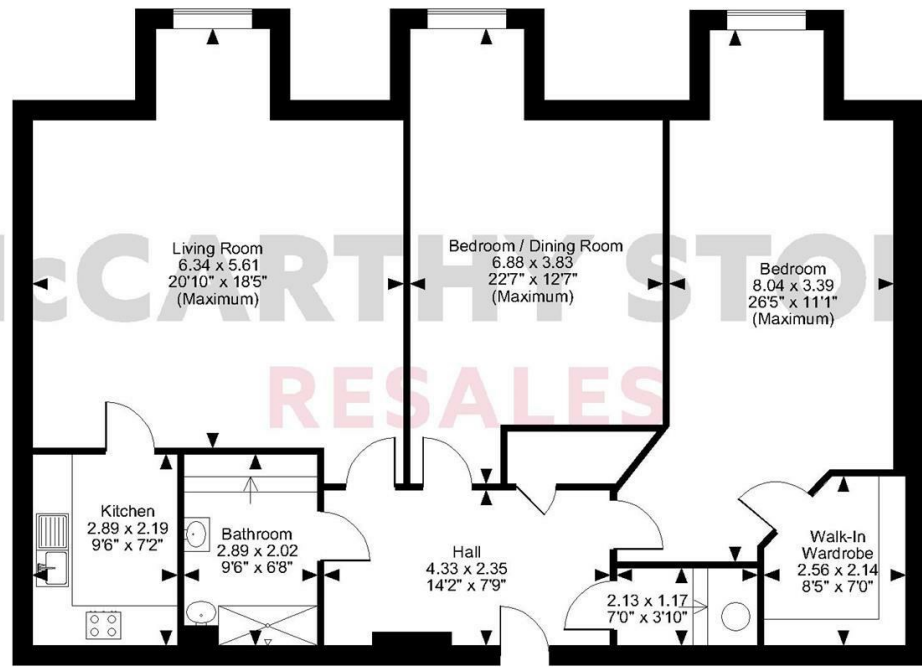
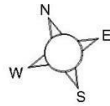


Booth Court, Handford Road, Ipswich, Suffolk  
 Approximate Gross Internal Area  
 1207 Sq Ft/112 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

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



### 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>		<b>80</b>	<b>81</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

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!  
 A spacious TWO bedroom second floor apartment situated within a DESIRABLE retirement living plus development offering EXCELLENT COMMUNAL FACILITIES including a restaurant, function room, landscaped gardens and communal lounge where SOCIAL EVENTS take place.  
 ~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



# BOOTH COURT, HANDFORD ROAD, IPSWICH

## 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 24-Hour CCTV and 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. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## ENTRANCE HALLWAY

Door to airing cupboard housing the hot water system, and fitted with shelving. Wall mounted emergency intercom. Doors leading to lounge, both bedrooms and wet room.

## LOUNGE

A generously sized lounge with ample space for dining and a feature electric fire with surround. The window provides outlook towards the front elevation. 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. Single drainer sink unit with mixer tap. Four ring induction hob with extractor hood above. Built in waist height electric oven with space over for a microwave. Central ceiling and under pelmet lighting.

## MASTER BEDROOM

This spacious bedroom with window towards the front elevation and the benefit of a walk in wardrobe with shelving and hanging rail. TV and telephone point, raised power points and ceiling light. Emergency pull-cord.

## BEDROOM TWO

Double second bedroom which could be used for dining or a hobby / study room. Raised power points and ceiling light.

## WET ROOM

Fully fitted suite comprising of a level access wet room style shower with curtain fitted with support rails. Vanity unit with inset wash hand basin and mirror above. WC. Heated towel rail, ceiling spotlights, extractor fan and slip resistant safety flooring. 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 communal areas
- Buildings insurance

Service charge: £13,375.47 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)

# 2 BED | £180,000

## CAR PARKING PERMIT SCHEME

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.

## LEASEHOLD INFORMATION

Lease length: 125 years from 1st Jan 2013

Ground rent: £510 per annum

Ground rent review: 1st Jan 2028

## MOVING MADE EASY & ADDITIONAL INFORMATION

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

