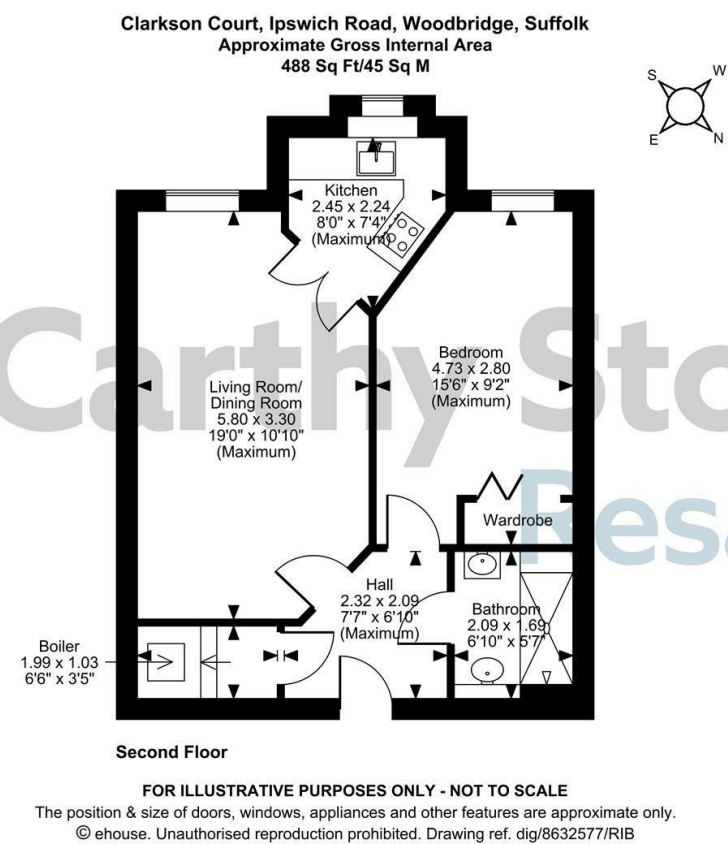
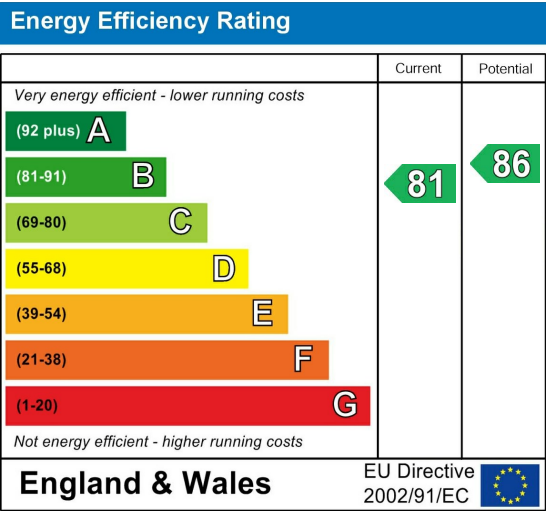


66 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF



Council Tax Band: C



Asking price £160,000 Leasehold

A one bedroom second floor SOUTH WEST facing apartment situated within a DESIRABLE MCCARTHY & STONE retirement living development.
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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Clarkson Court, Ipswich Road, Woodbridge

1 Bed | £160,000

Clarkson Court
Clarkson Court was purpose-built by McCarthy &Stone in 2008 for over 60s retirement living. The development consists of 70 one and two-bedroom apartments. The recently refurbished homeowners' lounge is a great space for social events and includes regular coffee mornings, art classes, movie nights, and fish and chip suppers for you to join in as you wish (except in a pandemic). The beautifully maintained gardens are perfect for a stroll around or to sit and enjoy the views. The dedicated House Manager is on-site during the day on weekdays to take care of things and make you feel at home. If your friends and family wish to visit from afar, Clarkson Court benefits from two guest suites at a cost of £30 per night. Your House Manager will be able to advise on availability and booking procedure.

Local Area
The Sunday Times recently voted Woodbridge in Suffolk the best place to live in the East of England. Situated on the River Deben, it offers an interesting range of shops, restaurants and pubs, a cinema, good walks, a railway station connecting to the mainline at Ipswich and excellent bus and road links. It is a perfect base for trips to Suffolk's Heritage Coast and heathland. Clarkson Court is less than half a mile from the town centre and is next door to the Framfield House medical centre and pharmacy.

Entrance Hall
Front door with spy hole leads to the spacious entrance hall where the 24-hour emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with water softener. Ceiling light, illuminated light switches, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the lounge, bedroom and shower room.

Lounge
Bright and airy south west facing lounge allows ample room for dining. The fitted electric fire and surround provides an attractive focal point. TV point, two decorative ceiling lights, raised electric power sockets and electric radiator. Partially glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted modern kitchen with a range of Low and eye level units and drawers with a work surface and tiled splashback. Stainless steel sink with mono lever tap with separate un-softened drinking water tap and and drainer sits beneath large window which provides views of the gardens. Electric oven, four ring electric hob with chimney extractor hood above. Dedicated space for microwave next to the oven. Free standing fridge and freezer. Ceiling and under pelmet lighting.

Bedroom
Spacious south west facing bedroom benefiting from a built in mirror fronted wardrobe. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets and electric radiator.

Bathroom
Fully fitted suite comprising with a double shower cubicle with anti-slip flooring, glass screen and support rails, WC, vanity unit containing hand basin with mirror above. Full height wall tiling, spotlights and emergency pull cord.

Service Charge

- 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

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.

Service charge for year end 28th Feb 2025: £2,716.25
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)'.

Leasehold Information
Lease: 125 years from 1st June 2008
Ground rent: £730.81 per annum
Ground rent review: 1st June 2038

Car Parking
The parking at Clarkson Court is not allocated and works on a first come first served basis.

Moving Made Easy
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 speak with our Property Consultant today.

Additional Information

- Fibre to the Cabinet Broadband & Copper Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

