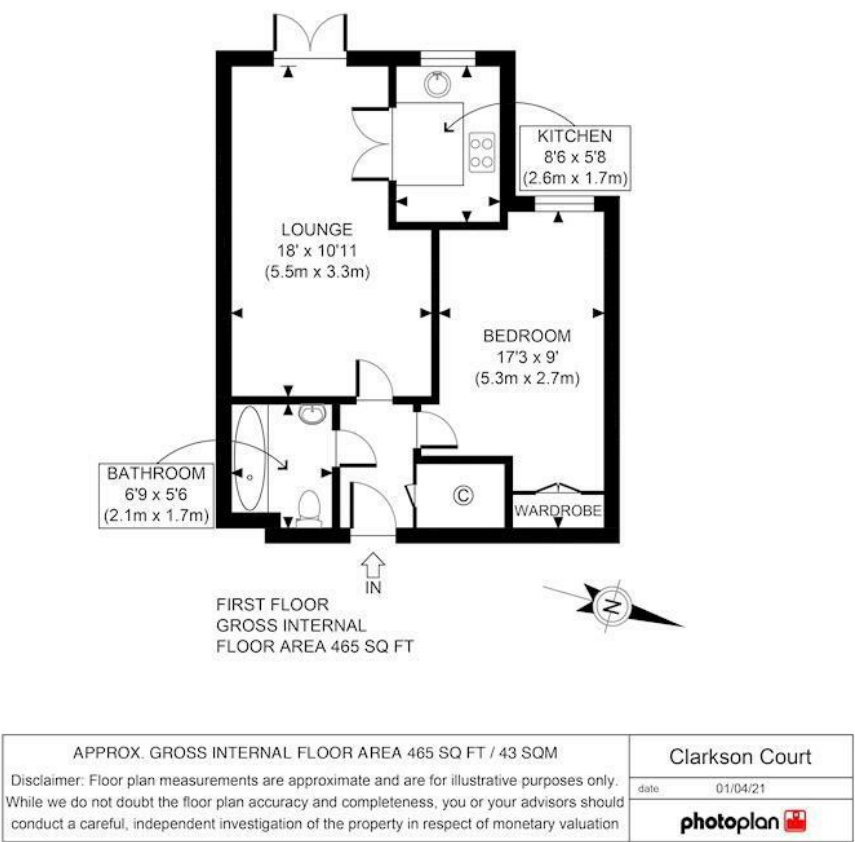


54 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF



Asking price £160,000 Leasehold

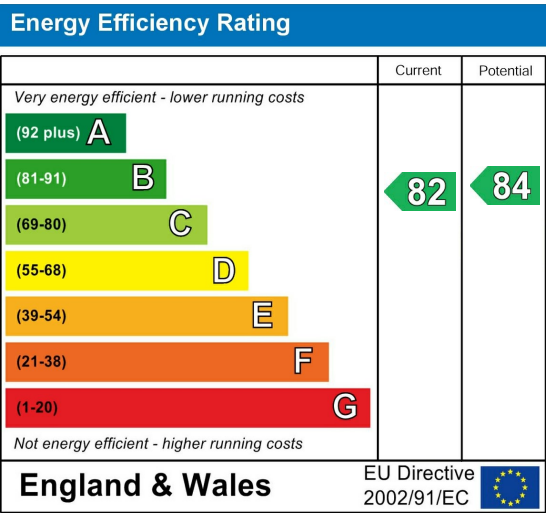
A SOUTH WEST facing one bedroom ground floor apartment situated within a DESIRABLE MCCARTHY & STONE retirement living development.

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

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Council Tax Band: C



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Clarkson Court, Ipswich Road, Woodbridge

Summary

Clarkson Court was purpose-built by McCarthy & Stone in 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 and are there for you to join in as you wish. The beautifully maintained gardens are perfect for a stroll around and to sit and enjoy the views and birdsong. The dedicated House Manager is on-site during working hours 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

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. There are beautiful river walks in easy reach of the apartments. Framfield House medical centre is sited just a few minutes' walk from Clarkson Court. 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 its 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.

The Apartment

Well presented one bedroom ground floor apartment benefiting from direct access to patio area from the lounge.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard. Ceiling light, fitted carpets, raised electric power sockets and 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 bathroom.

Lounge

A bright and airy lounge with a the benefit of French doors leading to a patio area. The spacious room allows ample space for dining. TV and telephone points, two decorative ceiling lights, fitted carpets, raised electric power sockets and electric 'duoheat' storage heater. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Fitted modern kitchen with a range of beech effect fronted base and wall units. Stainless steel sink with mono block lever tap sits underneath the window. Built in waist height electric oven with matching microwave above. Four ring electric hob with extractor hood above. Integrated fridge and freezer. Under counter lighting and ceiling light.

Bedroom

Spacious double bedroom with window providing views of the communal grounds. Built in mirror fronted wardrobe with hanging rail. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets and electric 'duoheat' storage heater.

Bathroom

Fully fitted suite comprising with a bath with shower over, support rail and curtain, WC, vanity unit containing hand basin with mirror above. Full height wall tiling, wall mounted fan heater, heated towel rail, anti-slip floor, spotlights and 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

1 bed | £160,000

- 24-hour emergency call system
- Residential House Manager, available during weekday working hours.
- 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.

Annual service charge: £2,828.51 for financial year ending 28/02/2026.

Check out benefits you may be entitled to.

Car Parking

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

Leasehold Information

Lease: 125 years from 1st June 2008
Ground rent: £730.81 per annum
Ground rent review: 1st June 2039

Additional Service

- ** Entitlements Service** Check out benefits you may be entitled to.
- ** 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

