



Total floor area: 57.6 sq.m. (613 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

### 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>80</b>	<b>80</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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

## McCarthy Stone Resales

### 56 Booth Court Handford Road, Ipswich, IP1 2GD



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!  
 ~PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

A SPACIOUS one bedroom apartment with a DUAL ASPECT bright lounge located on the second floor within MCCARTHY STONE retirement living development.  
 ~The apartment has been re-carpeted throughout~

### OFFERS OVER £80,000 LEASEHOLD

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

# BOOTH COURT, HANDFORD ROAD, IPSWICH

## BOOTH COURT

The development is ideally located a short distance from a supermarket and the Suffolk Retail Park. Ipswich's bustling town centre is easily accessible with a bus stop two hundred yards from Booth Court. Booth Court 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 its 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 on-site CQC registered care agency. For your reassurance the development is fitted with a secure entry system.

The development has a homeowners' lounge and south facing communal gardens for socialising with friends and family and, for your convenience, an on-site restaurant with freshly cooked meals provided everyday. When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (there is a small fee and is subject to availability).

## APARTMENT FEATURES

This apartment is close to two lifts which open in the communal areas on the ground floor. Situated on the top floor and at the end of a corridor this alleviates any concerns of noise from neighbours above and people walking by to get to the lift. The lounge benefits from a dual aspect, offering lots of light into the room. The bedroom provides ample space for storage in which most of our buyers tend to need when downsizing, including sizeable walk in wardrobe, in addition to comfortably fitting in two large wardrobes, chest of drawers and a large divan bed with storage within.

## ENTRANCE HALL

Door to airing cupboard housing the hot water system, water softener, and fitted with shelving. Wall mounted emergency intercom. Doors leading to lounge, bedroom and wetroom / bathroom.

## LOUNGE

Bright and spacious lounge benefiting from a dual aspect outlook which allows a lot of natural light in and provide views towards the front elevation. The spacious lounge allows ample room for dining. Telephone and sky+connectivity points, raised height electric sockets and two decorative ceiling lights. Part-glazed door leads to a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of base and wall units with under counter lighting. UPVC electric opening double glazed window with views towards the front sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integrated fridge and freezer.

## BEDROOM

Generously sized bedroom with two windows which face towards the front and bring lots of light in. This room benefits from a walk in wardrobe with shelving and hanging rails (not a lot of one bedrooms have this). Telephone point, raised height electric sockets and two decorative ceiling lights. Emergency pull-cord.

## WETROOM / BATHROOM

A fully tiled purpose built wet room with low level panel bath and separate level accessed shower unit and curtain, both fitted with support rails; Vanity unit with inset wash hand basin and fitted mirror above; WC with support rail; Heated towel rail. Non-slip flooring. Extractor fan. Emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- 24hour onsite staffing
- Running of the onsite restaurant
- 1 hours domestic assistance per week
- 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

# 1 BED | £80,000

of communal areas

- Buildings insurance

Service charge: £9,846.47 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 House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200).

## CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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.

## LEASE INFORMATION

Lease length: 125 years from 1st Jan 2013

Ground rent: £435 per annum

Ground rent Review: 1st Jan 2028

## ADDITIONAL INFORMATION & SERVICES

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

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

