



Charles Wright

PROPERTIES

Selling Properties the Wright Way



22 Clarkson Court Ipswich Road

Woodbridge, IP12 4BF

Guide price £270,000



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Description

A recently decorated two bedroom ground floor apartment ideally located close to the resident house managers office, main entrance and laundry facilities. The apartment was originally the show home and enjoys views out over the communal gardens. The extra bedroom gives a more flexible layout of accommodation and there are also two guest suites available for visiting friends and family. There is a 24 hour emergency call system in case of emergency and easy access to the communal lounge where regular social events can be enjoyed. Clarkson Court is a convenient development, of 70 one and two-bedroom apartments for the over 60s, built by McCarthy & Stone, purpose built for retirement living.

Location

Clarkson Court is conveniently located in a superb location, on the doorstep of the doctors, pharmacy and Notcutts garden centre with their superb restaurant. Beyond is town centre of Woodbridge, with its boutique shops, delicious restaurants, as well as the River Deben, river walk, cinema and leisure centre. Woodbridge also has an array of golf courses and its own railway station with links to Ipswich and the mainline to Liverpool Street.

Entrance Hall

Doors leading to accommodation, cupboard housing the boiler and electric heater.

Sitting/Dining room

17'05 x 10'10 reducing to 8'06 (5.31m x 3.30m reducing to 2.59m)

Double glazed window to rear, double doors to the kitchen, electric heater and a feature electric fire.

Kitchen

8'08 x 5'08 (2.64m x 1.73m)

Double glazed window to rear, matching eye level and base units with worktops above, space for a dishwasher, integrated double oven and hob with extractor above.

Bedroom 1

15'06 x 9'06 (4.72m x 2.90m)

Double glazed window to side, electric heater and fitted mirrored wardrobes.

Bedroom 2

10'10 x 8'11 (3.30m x 2.72m)

Double glazed window to rear and electric heater.

Wet room

5'09 x 5'06 (1.75m x 1.68m)

Walk in wet room with wc and vanity unit with wash basin.

Outside and gardens

The property is approached from the garden centre/doctors entrance off the roundabout with a driveway leading to a good sized carpark which is served by a first come first served basis. There are communal gardens surrounding the property with lawns and a variety of shrubs and flower beds.

Agents Notes

We understand that mains electric, water and drainage are connect to the property.

Tenure: Leasehold

Lease length: 125 years as of 2008

Council tax: Band C

EPC Rating: C

Ground rent - approx. £495 pa

Service charge - £4074.36pa from 1st March 2024

Service Charge Covers 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



Road Map



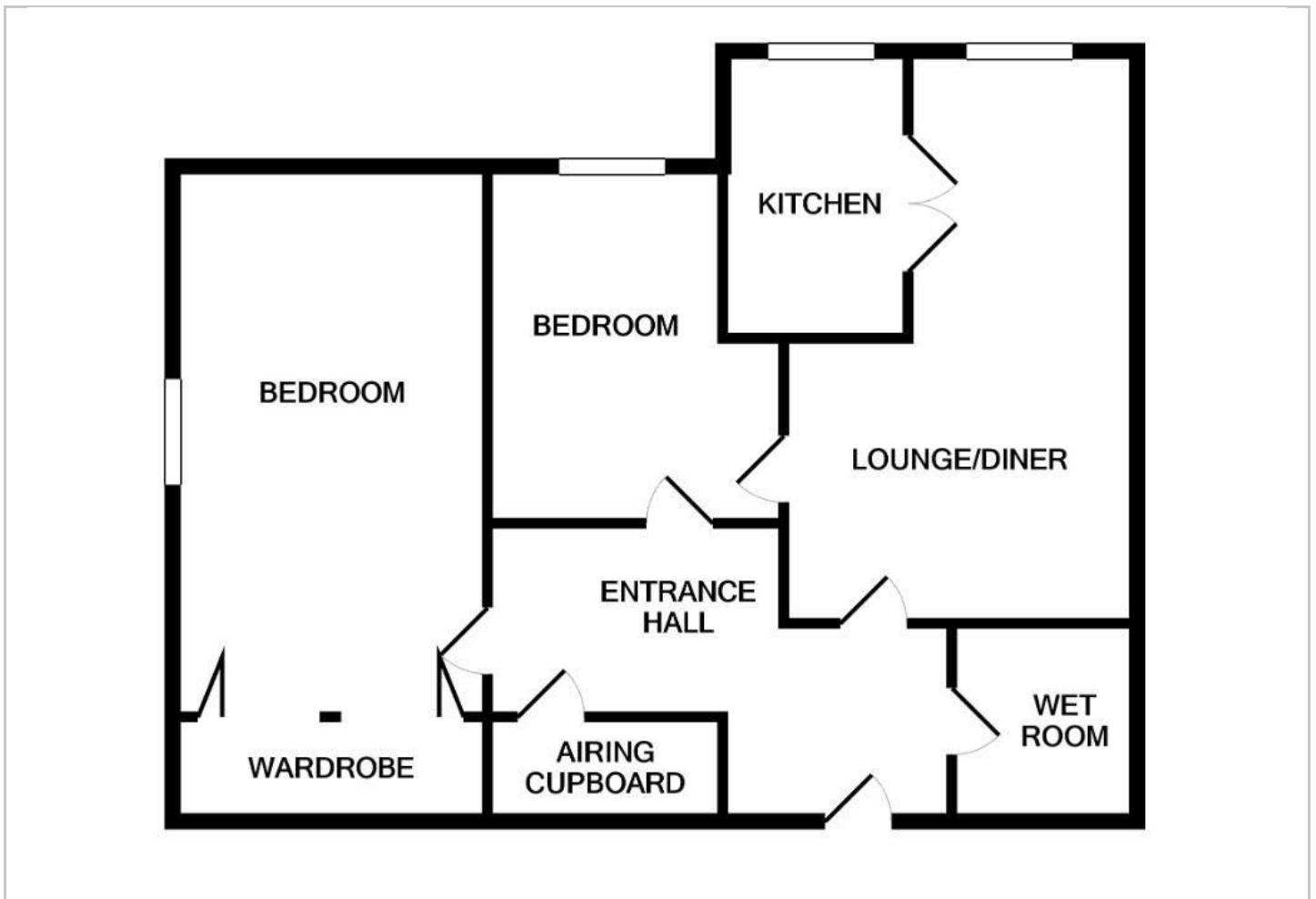
Hybrid Map



Terrain Map



Floor Plan

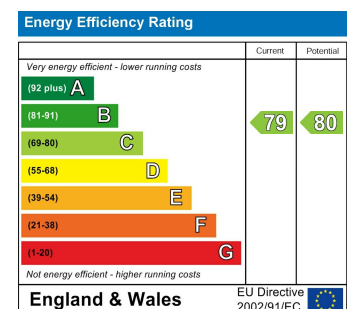


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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