Charles Wright
PROPERTIES

Selling Properties the Wright Way

61 Clarkson Court Ipswich Road

Woodbridge, IP12 4BF

Guide price £135,000

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Description

A well presented one bedroom second floor retirement apartment ideally located close to the lift and enjoying views across Woodbridge. The open plan kitchen/living space creates a light and modern feel with a cream kitchen fitted with Granite worktops, Neff appliances and a breakfast bar. There are 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

Living/dining room

17'05 x 14'09 (5.31m x 4.50m)
Double glazed window to rear and electric storage heater.

Kitchen/breakfast area

8'11 x 8 (2.72m x 2.44m)
Double glazed window to rear, cream shaker units with granite worktops above, breakfast bar, Neff appliances include an integrated fridge, integrated freezer, integrated hob with extractor above and integrated dishwasher.

Wet room

9'03 x 6'07 (2.82m x 2.01m)
Walk in shower with glass screen, low level wc, vanity unit with wash basin and storage, heated towel rail and airing cupboard housing the water boiler.

Bedroom

10'06 x 8'07 (3.20m x 2.62m)
Double glazed window to rear, fitted wardrobes and electric storage heater.

Services

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: B
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

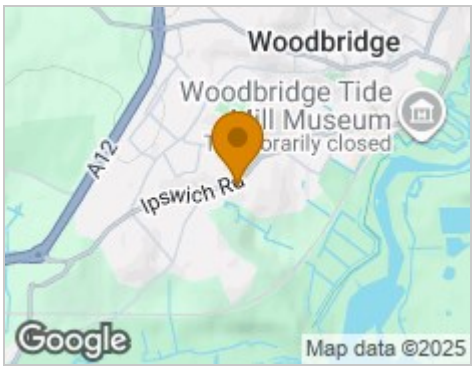
Outside and gardens

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.

Road Map

Hybrid Map

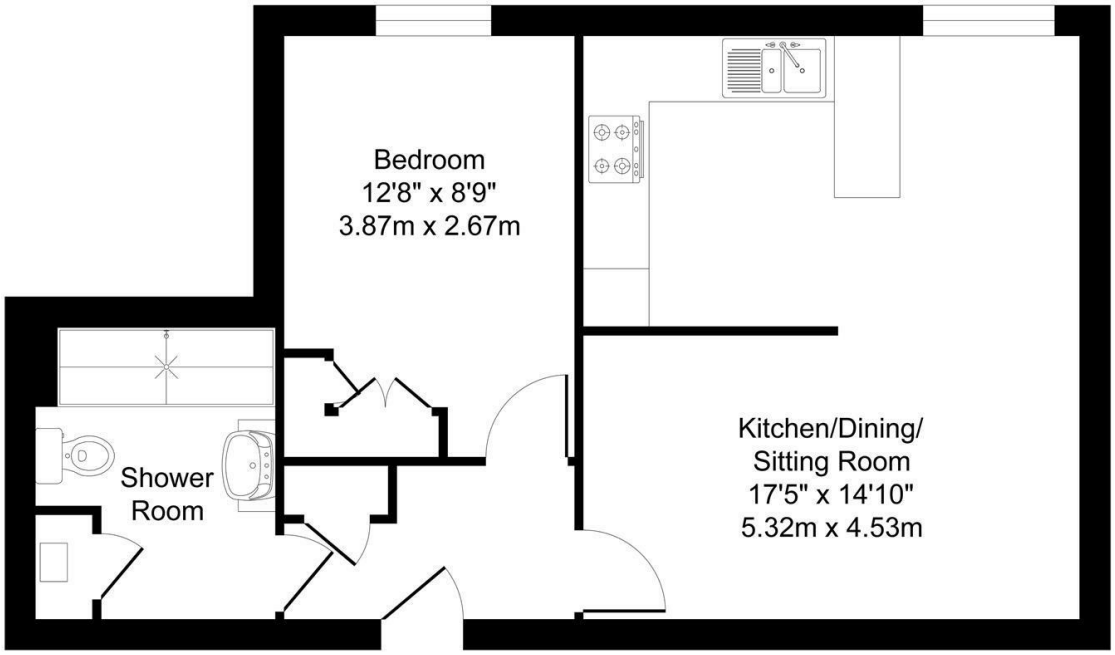
Terrain Map



Floor Plan

61 Clarkson Court, Ipswich Road, Woodbridge, IP12 4BF

Approximate Floor Area 480 sq. ft / 44.66 sq. m



SECOND FLOOR

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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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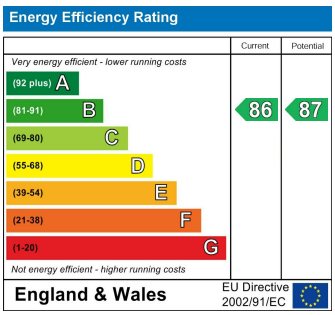
Energy Efficiency Graph



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