

THOMAS WOLSEY PLACE

IPSWICH



McCARTHY STONE
Life, well lived

CONTENTS

Ipswich

Thomas Wolsey Place

Development features

Property details

Wolsey

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.



Ipswich

Thomas Wolsey Place
Development features
Property details

AN HISTORIC PORT TOWN THAT HAS IT ALL.

Ipswich has recently been voted one of the most desirable places to live in England and it's easy to see why. Lively community atmosphere. Fantastic shopping. Tempting restaurants. Beautiful surrounding countryside. On the Suffolk coast. No wonder residents of this East Anglian town are so proud to call it home.

FIND YOUR HAPPY PLACE IN IPSWICH.

Close to the centre of town is Thomas Wolsey Place, named after Henry VIII's Lord Chancellor who came from the town. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



Ipswich

Thomas Wolsey Place
Development features
Property details





LIVE LIFE YOUR WAY.

Whatever you love doing in life, Thomas Wolsey Place is ideally located to help you take full advantage of the town and the surrounding area.

A short stroll takes you to the pedestrianised retail area, home to lots of familiar high street names alongside independent retailers. Ipswich is a shopper's paradise, with two shopping centres and a historic town square. The town also hosts a small market four days a week.

South of the town centre on the bend of the River Orwell is the revitalised waterfront area with numerous restaurants, bars, and cafés. With picturesque views over the impressive marina, it's a popular destination for eating and drinking.

For traditional pub grub, head to The Lord Nelson or The Black Horse Inn. Experience modern British cuisine at Aurora, Chinese cuisine at Trongs or authentic dishes at the Kwan Thai Restaurant. The Blitz 1940s Tea Room provides a quirky spot for afternoon tea.

The town takes great pride in its history. The 19th-century Old Custom House recalls its maritime past. The 500-year-old Christchurch Mansion has a Tudor kitchen and the Wolsey Art Gallery. The Ipswich Museum and Gallery housed in a Victorian building is fascinating.

There's a lively cultural scene too with lots of entertainment venues. The New Wolsey Theatre offers a dynamic programme of productions throughout the year. There's lots to discover beyond the town, especially if you enjoy leisurely rambles. Ipswich is surrounded by two areas of outstanding natural beauty, the Suffolk Coast and Heaths and Dedham Vale.

The town has great travel connections. Hop on a train and you'll be in London in just over an hour or Colchester in around 45 minutes. The beautiful Suffolk towns of Hadleigh and Woodbridge are only nine miles away. The bustling city of Felixstowe is within easy reach too. The A14 and A12 are close by.



1

A1156

CROWN STREET

BOLTON LANE

HANDFORD ROAD

CIVIC DR

6

7

A1156

ST HELEN'S

11

2

A1156

PRINCES STREET

McS

4

8

9

A137

STAR LANE

COLLEGE ST

10

5

B1075

12

VERNON STREET

BELSTEAR ROAD





THOMAS WOLSEY PLACE

McS Lower Brook Street,
Ipswich, Suffolk,
IP4 1AQ

MAP KEY.

- 1 Bowling Club
- 2 Bus Station
- 3 Doctors
- 4 Hairdresser
- 5 Ipswich Waterfront
- 6 Opticians
- 7 Pharmacy
- 8 Post Office
- 9 Public House / Restaurant
- 10 Restaurant
- 11 Supermarket
- 12 Train Station



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

Ipswich

Thomas Wolsey Place

Development features

Property details

MODERN DESIGN, INSIDE AND OUT.

Located on one of the most desirable streets in Ipswich, the modern style of the buildings that make up the development immediately catches the eye. The light-coloured brickwork and simple roof lines add to the character of the area, as do the beautifully tended beds and borders at the entrance.

Thomas Wolsey Place is thoughtfully designed to accommodate a range of properties. It's home to both apartments and town houses. Head towards the apartment building and you'll soon enter the light and airy reception area. It always offers a warm welcome to apartment owners, friends, or family members alike. From here you'll immediately enter the social hub of the development, the communal lounges.

These two connected spaces are where our community can spend time together. From catching up over a morning coffee to an evening social event, they're designed to be filled with fun and laughter. Of course, if you just want to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

Choosing to live in an apartment not only gives you exclusive access to the lounges, it means you can also enjoy the landscaped garden beyond the patio doors. Thanks to the comfy seating, the patio with its eye-catching pergolas is an ideal spot for soaking up some sun come the warmer months.

From here you can follow a path that meanders through the garden to a south-facing seating area. It's the perfect opportunity to admire the many plants and shrubs. Each one has been carefully selected for their vibrant colours or subtle hues. It's a garden for all seasons designed to be enjoyed by all our homeowners.

If you're green fingered, there's a potting shed where you can prepare and care for your own cherished pots and planters. You're also welcome to tend any of the raised planters dotted around the development. Not that you need to lift a trowel to keep the garden looking immaculate. We take care of all the outside spaces for you.











MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.

ARTS AND CRAFTS ROOM

This dedicated space is where shared interests can be enjoyed with others.

HOUSE MANAGER

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

MOBILITY SCOOTER CHARGING

Easily accessible space available where mobility scooters can be charged safely and securely.

CYCLE STORE

Lockable area to keep bikes safe and protected from the elements.

PARKING*

Spaces are available for purchase with all apartments and town houses.

*Additional charges apply. Subject to availability.





Ipswich
Thomas Wolsey Place
Development features
Property details

MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Thomas Wolsey Place is no exception.

The development consists of 50 one and two bedroom apartments plus 11 two bedroom town houses. Each property is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

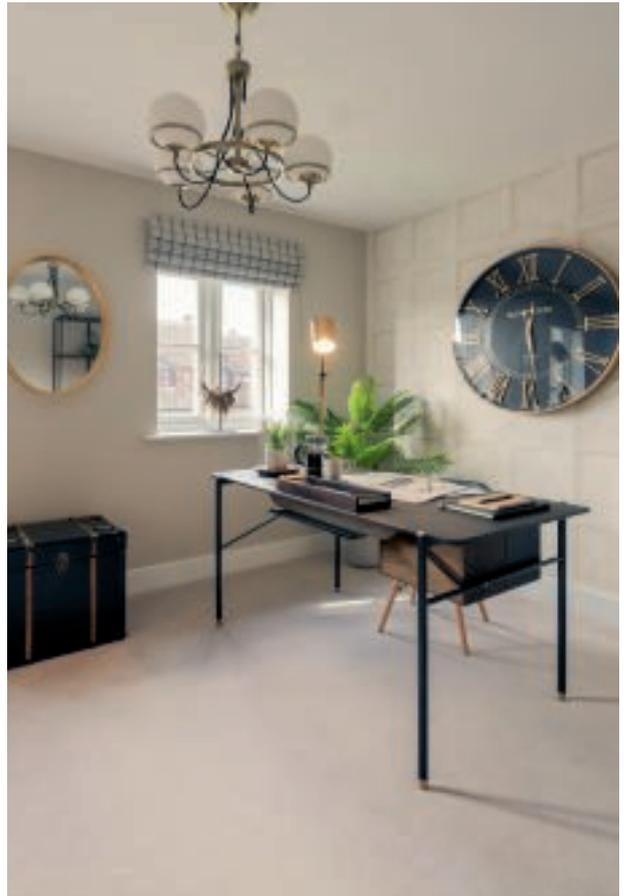
Whether you are purchasing or renting your apartment at Thomas Wolsey Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail







Ipswich
Thomas Wolsey Place
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Juliette balcony or patio to selected apartments and a patio to each town house
- Walk-in or fitted wardrobes to selected master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Anthracite composite sink
- Lever mixer taps



SHOWER ROOM AND TOWN HOUSE BATHROOM

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Fitted mirror with separate shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Oak veneered entrance door - apartments only
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to your TV - apartments only.
- 24-hour emergency call system with a personal pendant alarm - apartments only
- Intruder alarm and smoke detector
- Illuminated light switches to hall and bedroom(s).

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



**“NEW ADDRESS,
NEW ADVENTURE.
THERE’S NOTHING
OLD ABOUT ME.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Thomas Wolsey Place, Ipswich.

**CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/
THOMAS-WOLSEY-PLACE](https://www.mccarthystone.co.uk/thomas-wolsey-place)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Images are indicative and facilities vary by location. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

October 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/thomas-wolsey-place

McCARTHY STONE
Life, well lived