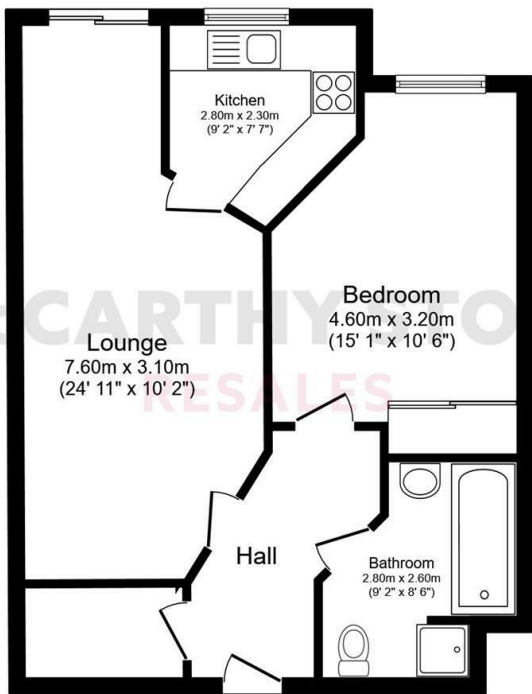


12 Booth Court

Handford Road, Ipswich, IP1 2GD



Total floor area 53.8 sq.m. (579 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 80                         | 81        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



PRICE REDUCTION

Asking price £45,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!

A one bedroom GROUND floor apartment with PATIO AREA situated within a MCCARTHY STONE retirement living plus development.

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

~

Call us on 0345 556 4104 to find out more.

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Registered in England and Wales No. 10716544



# Booth Court, Handford Road, Ipswich

1 Bed | £45,000

### Booth Court

The development 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 it's 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 onsite CQC registered care agency. For your reassurance the development is fitted with a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday.

### Apartment Overview

McCarthy Stone Resales are proud to bring to the market this one bedroom ground floor apartment with the benefit of a patio area. The apartment is neutrally decorated throughout.

### Entrance Hall

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

### Lounge

A spacious lounge with a French door leading onto a patio area leading onto Handford Road. The lounge allows ample room for dining. Telephone and sky+connectivity points, raised height electric sockets



and two ceiling lights points. Part-glazed door leads to a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of base and wall units. UPVC electric opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Fridge / freezer and washer / dryer. Under counter and ceiling lighting.

### Bedroom

Double bedroom with window providing views towards the front elevation. Benefiting from a built in wardrobe housing hanging rails and shelving. Telephone point, raised height electric sockets and central ceiling light. Emergency pull-cord.

### Wetroom / Bathroom

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

### Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- The running costs of the onsite restaurant
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas



- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £10,772.41 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to supporting you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### 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: 125 years from 1st Jan 2013

Ground rent: £435 per annum

Ground rent review: 1st Jan 2028

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### Additional services

\*\* 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



PRICE  
REDUCED