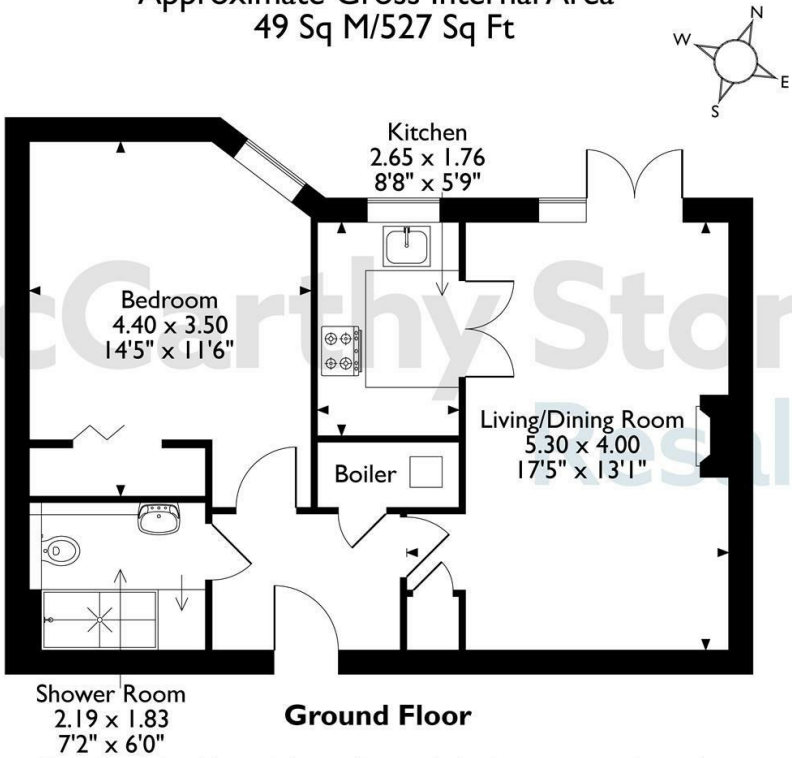


1 Clarkson Court, Ipswich Road, Woodbridge, Suffolk
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF



Asking price £180,000 Leasehold

A spacious ONE BEDROOM retirement apartment situated on the GROUND FLOOR. This beautifully presented apartment boasts direct access to a PATIO AREA from the lounge. CHAIN FREE.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



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

Clarkson Court
Clarkson Court was purpose built by McCarthy & Stone for retirement living. The development consists of 70 one and two-bedroom retirement apartments for the over 60s. The recently refurbished homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into at a cost of £30 per night. The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Local Area
Clarkson Court is situated less than half a mile away from The Thoroughfare, which boasts a 'real shopping' experience with over 100 specialist independent shops ranging from boutiques and antique shops to cafes and restaurants. The doctors surgery is located next door to Clarkson Court and just beyond is Notcutts garden centre with its popular tea rooms. These are complemented by larger national stores. Residents of Clarkson Court can take advantage of good transport links. There are many bus services that run to, from and through Woodbridge, serving many of the surrounding towns and villages and there are frequent buses to Ipswich. The picturesque River Deben is a short walk away providing well surfaced footpaths. Woodbridge is ideally placed to explore the surrounding areas with easy access to the A12 and with it's own railway station which is linked to the main national railway system. The East Suffolk line runs from Ipswich to Lowestoft and offers pleasant train journeys through the coastal and heathland of Suffolk. London is less than 2 hours away by train with direct trains to and from London Liverpool Street. With all this and more Clarkson Court is the perfect place for a happy and enjoyable retirement.

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard. Ceiling light, smoke detector, apartment security door entry system with

intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the bedroom, living room and shower room..

Living Room
The spacious living area benefits from a triple pane double glazed window which also has a door that opens up onto a patio area. There's ample room for a dining table. TV and telephone points. Two ceiling lights. Power sockets. Carpets, curtains & light fittings.

Kitchen
Fitted kitchen with a range of base and wall units. Built in electric oven with matching microwave above. Stainless steel sink with chrome mono block lever tap. Under counter, integrated fridge/freezer. Slip resistant flooring. Provisioned for a dishwasher.

Shower Room
Fully fitted suite comprising of a double walk-in shower, vanity unit with inset hand basin and mirror over, WC. Heated towel rail, flooring.

Bedroom
A bright and spacious bedroom with double glazed window and enjoying views over the communal gardens. Built in, mirror fronted wardrobe provides ample hanging rails and shelving. Ceiling lights, TV and phone point. Fitted carpets, curtains & light fittings.

Service Charge

- 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

Service charge is £2691.33 for the financial year ending 28th Feb 2027.

1 Bed | £180,000

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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking
The parking at Clarkson Court is not allocated and works on a first come first served basis.

Lease Information
Lease: 125 years from 1st June 2008
Ground rent: £730.81 per annum
Ground rent review: 1st June 2038

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Water softener installed
- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating.
- Mains drainage

