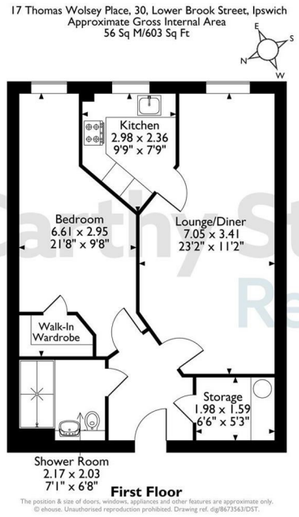
Excellent

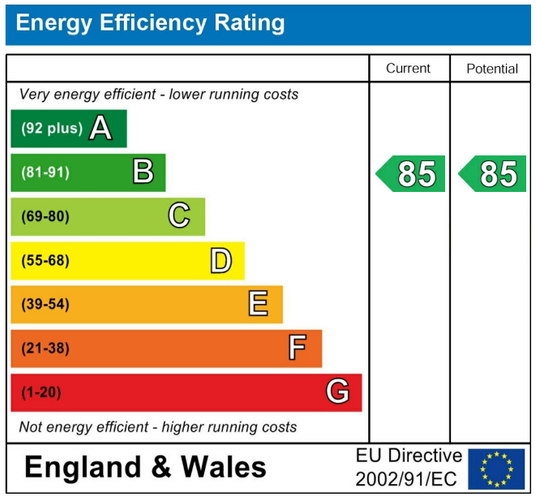
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Registered in England and Wales No. 10716544

The Property Ombudsman







17 Thomas Wolsey Place

Lower Brook Street, Ipswich, IP4 1AL

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Thomas Wolsey Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £235,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor
- Walk-in Wardrobe
- House Manager
- 24/7 Call System
- Intruder alarm
- Fire Detection
- Landscaped Gardens
- Guest Suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Thomas Wolsey Place, Ipswich

1 | 1 | Asking price £235,000

Thomas Wolsey Place

Thomas Wolsey Place is an established McCarthy Stone Retirement Living development for the over-60s, ideally positioned on Lower Brook Street in the heart of Ipswich. The development offers a mix of one- and two-bedroom apartments, thoughtfully arranged to create a welcoming and well-maintained residential setting.

A key feature of Thomas Wolsey Place is its strong sense of community. Residents enjoy access to attractive shared spaces, including a comfortable homeowners' lounge and landscaped gardens, which provide ideal places to relax, socialise, and take part in optional events and activities. The friendly atmosphere encourages independence while offering opportunities to connect with neighbours and form lasting friendships. An on-site House Manager and secure entry systems add reassurance and peace of mind.

The location places residents at the centre of everything Ipswich has to offer. A wide range of shops, cafés, restaurants and local amenities are within easy walking distance, along with the historic waterfront, parks and cultural attractions. Excellent transport links make it simple to travel locally or further afield, allowing residents to enjoy both town-centre convenience and the charm of the wider Suffolk area.

Local Area

Lower Brook Street is one of the most desirable addresses in Ipswich. You are within walking distance to both the central retail district and the lovely cafes and restaurants of Ipswich Waterfront. A Sainsbury's is 150m from your front door, as well as a Boots pharmacy and two doctor's surgeries. The train station and hospital are also just a short bus ride away, with the Old Cattle Market Bus Station just down the road

Living room

The spacious living room is decorated in natural tones, creating a bright and airy atmosphere throughout. There is ample space for a dining table and chairs positioned beside the impressive floor-to-ceiling windows, allowing natural light to flood the room and providing an inviting area for both relaxing and entertaining.

Kitchen

Designed with both style and practicality in mind, the kitchen offers a contemporary yet timeless space that supports everyday living with ease. High-quality fitted units provide generous storage, complemented by sleek worktops and integrated appliances for a clean, streamlined finish. Thoughtful details, such as easy-to-use fittings and well-planned layouts, ensure comfort, accessibility, and efficiency, making the kitchen a welcoming and functional heart of the home

Bedroom

The generously sized bedroom is finished in soft, neutral tones to create a calm and relaxing retreat. There is ample space for bedroom furniture, while the walk-in wardrobe provides excellent storage and helps maintain a clean, uncluttered feel. Designed for comfort and convenience, the bedroom offers a peaceful space to unwind at the end of the day.

Shower Room

Fitted with a modern suite comprising; full width walk in shower with support rail and glass screen, low level WC, vanity unit with wash basin and mirror above. Heated towel rail, tiled floor and partially tiled walls.

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

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

The Annual Service Charge is £3418.44 for financial year ending 28/02/2026.

Check out benefits you may be entitled to.

Additional Services and 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.
- 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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













