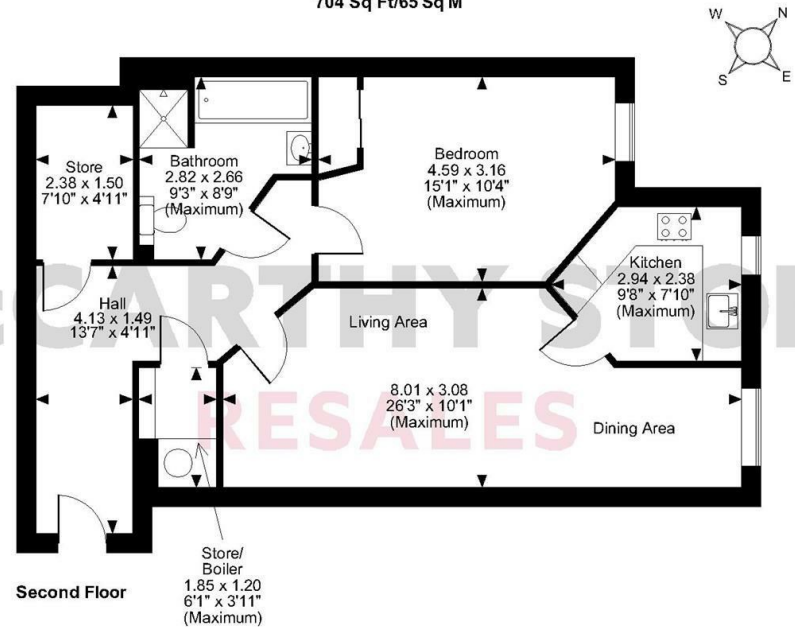


Booth Court, Handford Road, Ipswich, Suffolk  
Approximate Gross Internal Area  
704 Sq Ft/65 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.



## 50 Booth Court

Handford Road, Ipswich, IP1 2GD

PRICE  
REDUCED



PRICE REDUCTION

**Asking price £75,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!  
A WONDERFUL one bedroomed retirement apartment located on SECOND FLOOR within Booth Court. The apartment boasts a SPACIOUS lounge and is located on the corner of the development.

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

**Call us on 0345 556 4104 to find out more.**

# Booth Court, Handford Road, Ipswich

## 1 Bed | £75,000

PRICE  
REDUCED

### Summary

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.

### Entrance Hallway

Larger than average hallway featuring fitted shelving. Door to airing cupboard housing the hot water system and fitted with shelving. Door to additional room which could be used as a walk in cupboard but was previously used by the owner as an office. Wall mounted emergency intercom. Doors leading to lounge, bedroom and wet room.

### Lounge

A large lounge with ample space for dining, ideally positioned in front of the window. Feature electric fire and surround acts as an attractive focal point. TV and telephone points, two ceiling light points and raised electric sockets. Part glazed door leading to separate kitchen.

### Kitchen

Fully fitted modern kitchen with a range of base and eye level units and drawers. An auto opening double glazed window sits above a single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Four ring induction hob with extractor hood above. Integrated fridge and freezer. Under pelmet lighting and central ceiling light point and power points.

### Bedroom

Generously sized bedroom with a built-in wardrobe with mirror fronted sliding doors. TV and telephone point, central ceiling light point, raised power sockets. Emergency pull-cord.

### Wet Room

Fully fitted suite comprising of a level access wet room style shower with curtain and a low level panel bath, both fitted with support rails. Vanity unit with inset wash hand basin and mirror above. WC. Heated towel rail, ceiling spotlights, extractor fan and slip resistant safety flooring. Emergency pull-cord

### Service Charge

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.

Service charge: £10,772.41 per annum (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

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.

### Leasehold Information

Lease length: 125 years from 1st Jan 2013

Ground rent: £435 per annum

Ground rent review: 1st Jan 2028

### Additional Services

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost.

**\*\* 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

