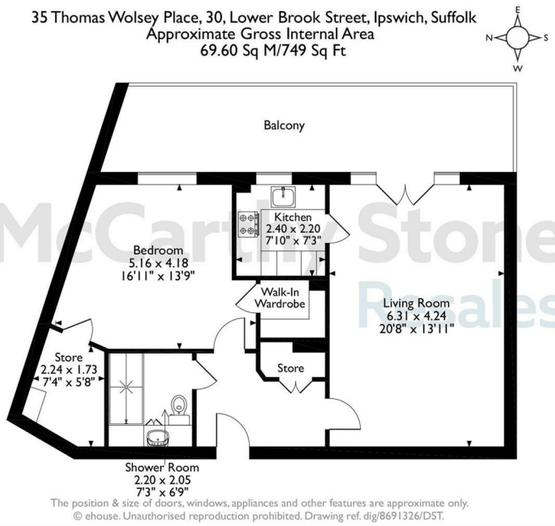
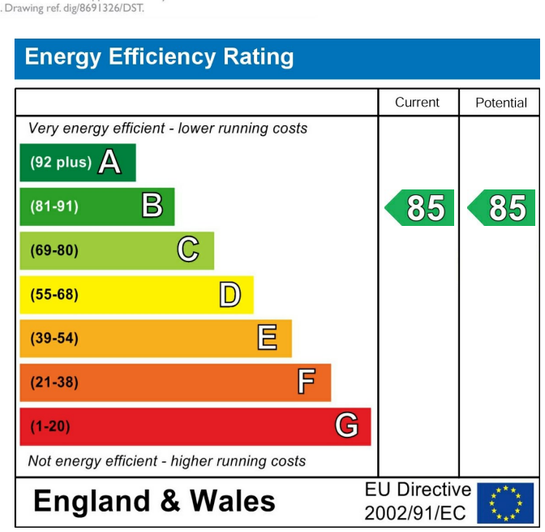
Excellent

Trustpilot

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Registered in England and Wales No. 10716544

The Property Ombudsman







35 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 35 Thomas Wolsey Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £260,000
Leasehold

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

Why you'll love living here:

- Allocated parking space
- Large Balcony
- House Manager
- 24/7 Call System
- Intruder alarm
- Fire Detection
- Landscaped Gardens
- Guest Suite
- Second floor
- Walk-in Wardrobe

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Thomas Wolsey Place, Ipswich

1 | 1 | Asking price £260,000

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

Entrance Hall
Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard. Light switches, smoke detector, and security entry system with intercom. Doors lead to the lounge, bedroom and shower room.

Living room
The beautifully bright living room features expansive floor-to-ceiling windows and elegant French doors that open onto a private balcony spanning the full width of the apartment. Larger than average in size, the room offers ample space for both comfortable lounging and a dedicated dining area. Frosted glass sliding door leads to the kitchen.

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. The window sits above the sink with drainer. Waist height electric oven with space above for a microwave, four ring hob with chimney hood and integrated fridge & freezer.

Bedroom
The generously sized bedroom offers exceptional storage throughout, including (if required) over-bed cabinetry, with integrated wardrobe, a separate walk-in wardrobe, and an additional very large storage room that be used for many uses.

Shower Room
Shower room comprising with a full width shower with glass screen and support rail; WC; vanity unit with inset wash basin and mirror above; shaver point, heated towel rail and ceiling spot lights.

Service Charge
- Cleaning of communal windows including external balcony.
- 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
- Cleaning of communal areas

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 £3384.12 for financial year ending 28/02/2027.

Parking
The property comes with an allocated parking space.

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













