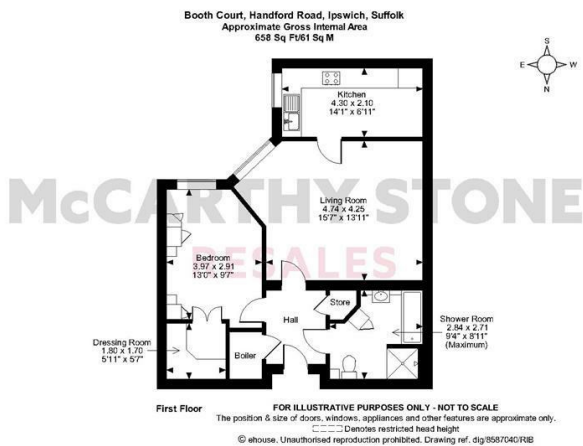


20 Booth Court

Handford Road, Ipswich, IP1 2GD



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



Asking price £120,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!
A bright and airy one bedroom GARDEN FACING first floor apartment situated within a
McCarthy Stone retirement living plus development with 24/7 on-site staffing,
domestic assistance and subsidised restaurant.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL
AVAILABLE

Call us on 0345 556 4104 to find out more.

Booth Court, Handford Road, Ipswich

Lunch at Booth Court

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

Booth Court 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.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this bright one bedroom apartment with a sunny southerly aspect. The apartment is positioned towards the rear of the development and provides views towards to the well maintained communal gardens. *Early viewings advised- unique floorplan*

Entrance Hallway

Door to airing cupboard housing the hot water system, and fitted with shelving. Wall mounted emergency intercom. Doors leading to wet room, lounge, and the bedroom.

Lounge

A bright and airy lounge benefiting from a sunny south east facing window which provides views over the rear gardens. The generously sized lounge provides ample room for dining. TV and telephone points, raised power points and two ceiling lights. Part glazed door leading to separate kitchen.

Kitchen

Fully fitted kitchen which is large enough to house table and

chairs, with a range of base and eye level units and drawers. An East facing window with garden outlooks sits above a single drainer sink unit with mixer tap. Four ring hob with extractor hood above. Built in waist height electric oven with space over for a microwave. Central ceiling and ceramic floor tiles.

Bedroom

This spacious bedroom with south aspect and garden facing window has built in cream furniture and further door which leads to a walk in wardrobe with shelving and rails. TV and telephone point, raised power points and ceiling light. 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 (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.

1 bed | £120,000

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.

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

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 Information & 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.

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

