



Booth Court, Handford Road, Ipswich, IP1 2GD

welcome to

Booth Court, Handford Road, Ipswich

This well-presented, one bedroom, first floor apartment is situated in Booth Court and benefits from a large bedroom with walk in wardrobe, a four-piece wet room with bath, a modern fitted kitchen, a fabulous communal garden with canal views and NO ONWARD CHAIN!



Property Information

Services include: a fabulous communal garden with canal views, a 24hr Estate Manager on call, a table service restaurant, a function room with computer, a Home Owner lounge with TV and weekly/monthly events and communal washrooms and guest rooms.

Parking By Permit

Parking is by allocated space subject to availability.

Entrance Hall

10' 4" x 5' 1" (3.15m x 1.55m)

An airing cupboard (measuring 6ft 3" x 4ft 1"), carpet flooring, under floor heating and an entry phone system.

Lounge/Diner

25' x 10' 6" max (7.62m x 3.20m max)

Double glazed window to the front, carpet flooring, under floor heating, TV point and phone point.

Kitchen

9' 7" x 7' 8" max (2.92m x 2.34m max)

An electric, double glazed window to the front, tiled flooring, under floor heating, eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated fridge, freezer, oven with electric hob and extractor hood, tiled splashback and a wine rack.

Master Bedroom

19' 5" x 15' 2" max (5.92m x 4.62m max)

Long sweeping, L shaped room with two double glazed windows to the front, carpet flooring, under floor heating, TV point and a door to the walk in wardrobe.

Walk In Wardrobe

6' 6" x 5' 8" (1.98m x 1.73m)

Carpet flooring, fitted rails and shelving, a fitted coat rack and space for wheelchair storage.

Wet Room/Bathroom

9' 4" x 8' 9" max (2.84m x 2.67m max)

A bath with chrome mixer tap, a suspended vanity sink with chrome mixer tap, a wet room area with shower, extractor fan, fully tiled walls, chrome heated towel rail, stone effect flooring, low level WC and shaver point.



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Booth Court, Handford Road, Ipswich

- No onward chain
- One bedroom retirement property
- Lounge/diner & separate modern kitchen
- Impressive master bedroom with walk in wardrobe
- Large airing cupboard

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 10132.00

Ground Rent: 435.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120825 - 0004

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