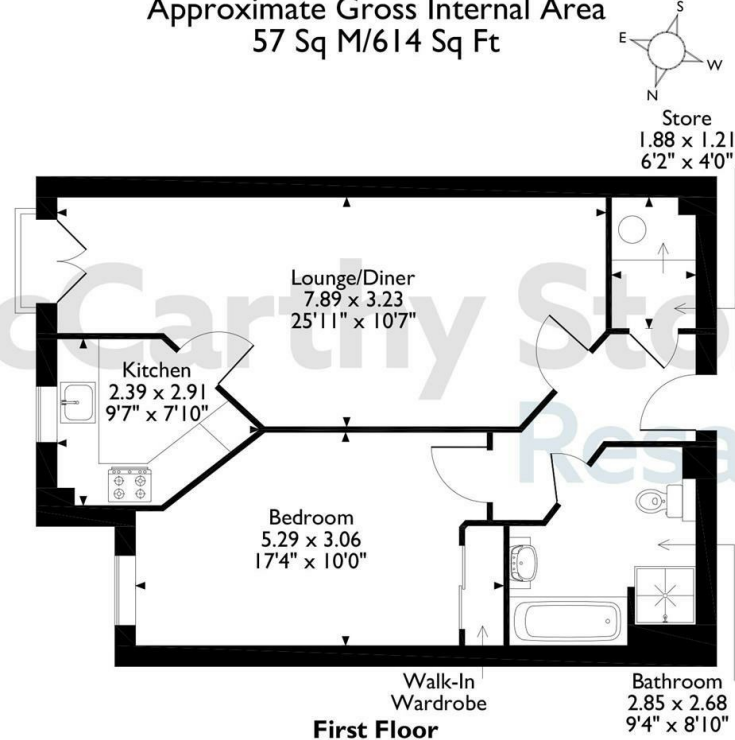


21 Booth Court, Handford Road, Ipswich, Suffolk  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



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	

## 21 Booth Court

Handford Road, Ipswich, IP1 2GD

PRICE REDUCED



PRICE REDUCTION

**Asking price £89,000 Leasehold**

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

A STUNNING one bed roomed retirement apartment. Located on the FIRST FLOOR, this apartment boasts STUPENDOUS views of the beautifully landscaped gardens. A JULIET BALCONY in the lounge allows the spacious lounge to be BRIGHT & AIRY.

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

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

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.



# Booth Court, Handford Road, Ipswich

## 1 Bed | £89,000

PRICE  
REDUCED

### Moving Made Easy

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 that can assist with service charges or living costs.
- 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 speak with our Property Consultant today.

### Summary

Booth Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its 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 hour 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 24-Hour CCTV and a secure entry system.

Overlooking the Alderman Canal and Alderman Road Recreation Ground and Nature Reserve, providing a variety of walks on the doorstep. Designed for the over 70s, the development includes beautiful landscaped gardens and home owners' lounge both perfect to meet up with neighbours and make new friends. Our on-site restaurant is perfect for those days that you don't want to cook for yourself. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy.

### Apartment Overview

McCarthy Stone are proud to bring to the market, this well presented one bedroom apartment which faces east and provides views of the well-maintained communal gardens. This apartment is positioned on the first floor and conveniently located close to the lift.

### Entrance Hall

Front door with spy hole airing cupboard housing the hot water system and fitted with shelving, the boiler has been replaced. Wall mounted emergency intercom. Doors leading to lounge, bedroom, bathroom and WC.

### Lounge

A bright and airy lounge which faces east and allows plenty of natural light in through the Juliet balcony with garden views. The room provides ample space for dining, ideally positioned in front of the Juliet balcony. TV and telephone points, two ceiling light points and raised electric sockets. Part glazed door leading to separate kitchen.

### Kitchen

Fully fitted kitchen with a range of base and eye level units and drawers. An auto opening window with garden views sits above a single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Induction four ring hob with extractor hood above. Integrated fridge and freezer. Ceiling spotlights and ceramic floor tiles.

### Bedroom

Spacious east facing bedroom benefiting from a window with garden views. Built in mirror fronted wardrobe with hanging rail and storage. TV and telephone points, ceiling light point and raised electric sockets. Emergency pull-cord.

### Bathroom/Shower 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, high brightness ceiling light, extractor fan and slip resistant safety flooring. Emergency pull-cord.

### Service Charge

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week
- 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
- Running of the on-site restaurant
- Buildings insurance

The Service charge does not cover external costs such as your

Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The annual service charge is £10,772.41 for the financial year ending 31/03/2027

\*\*Entitlements Service\*\* Check out benefits you may be entitled to.

### 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: 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 of age or over.

### Additional 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

