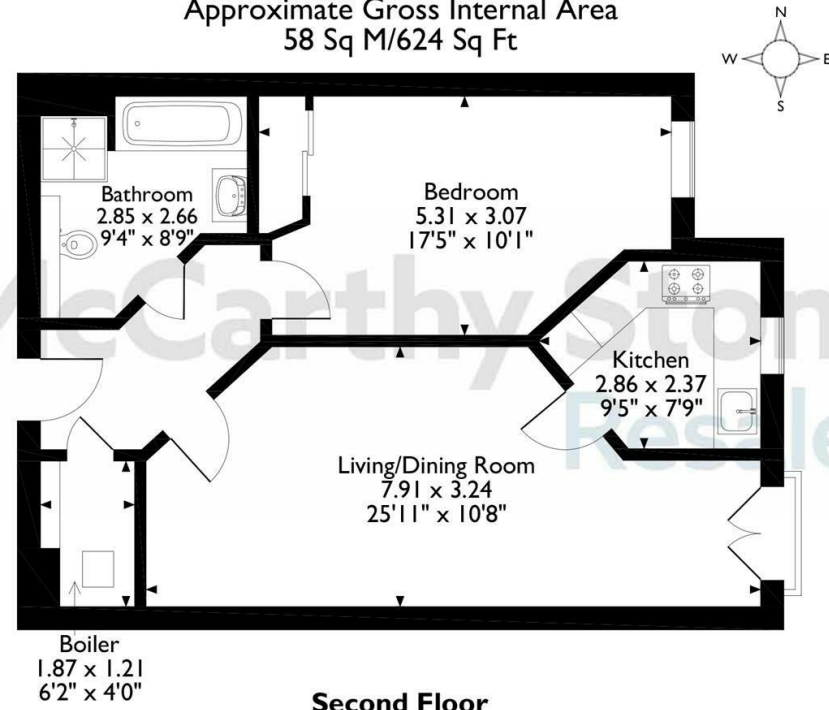


45 Booth Court, Handford Road, Ipswich, Suffolk
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Second Floor

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) A			
(81-91) B			
(69-80) C		80	80
(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		

45 Booth Court

Handford Road, Ipswich, IP1 2GD



Asking price £95,000 Leasehold

A BEAUTIFULLY presented one bedroomed retirement apartment. Located on the FIRST FLOOR, this apartment boasts a JULIET BALCONY in the lounge, with views over the stunning communal gardens.

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

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



Handford Road, Ipswich, Suffolk, IP1 2GD

1 Bed | £95,000

Booth Court

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 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 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 24-Hour CCTV and 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 Hall

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

Living Room

A bright and spacious living room with ample room for dining. This room boasts a Juliette balcony which overlooks the beautifully maintained communal gardens and is accessed via a double glazed patio door. Raised power sockets, TV and phone points for convenience. Two ceiling light points. The living room is in good decorative order throughout, the east facing primary aspect provides warm sunshine in the mornings and cooling afternoons. Partially glazed door leading to separate kitchen.

Kitchen

Fully fitted kitchen with a range of base and eye level units and drawers for ample storage and contrasting roll top worksurfaces over. An auto opening double glazed window with a fitted blind sits above a single drainer sink unit with chrome mono lever mixer tap. Four ring electric hob with extractor hood over. Integrated fridge and freezer. Built in waist height electric oven (for minimal bend) with space over for a microwave. Ceiling spotlights, ceramic floor tiles.

Bedroom

A spacious double bedroom, neutrally decorated and carpeted throughout. This room benefits from a built in mirrored sliding wardrobe providing hanging and shelving space. TV and telephone point. Emergency pull-cord. Two ceiling light points.

Bath/Wet Room

Wet room with fully tiled walls and slip resistant safety flooring. Low level panel bath. Vanity unit with inset wash hand basin. Fitted mirror. WC. Heated towel rail, ceiling spotlights. Extractor fan. 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.

The annual service charge is £10,772.41 for the 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

Parking is by allocated space subject to availability. The fee is usually £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

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 or of age or over.

Moving Made Easy & Additional 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

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

