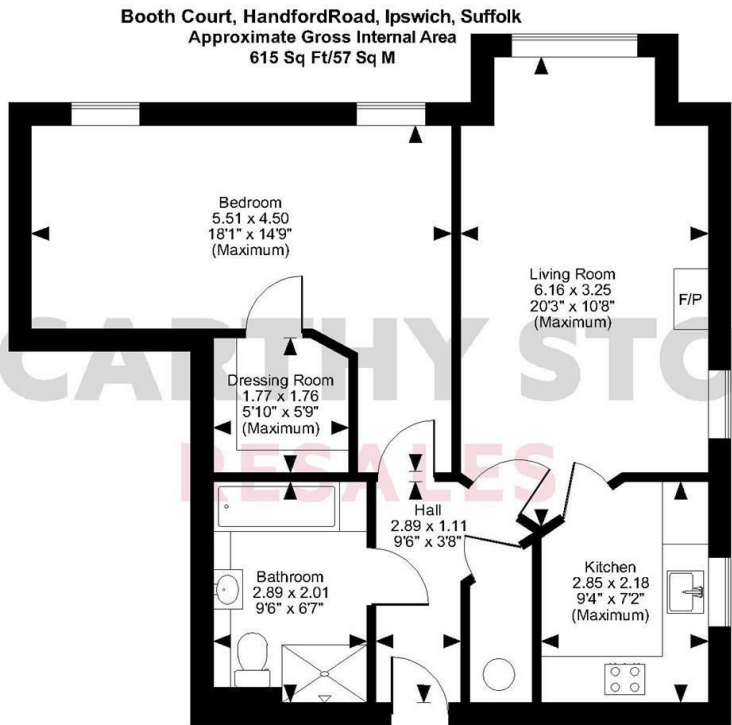


35 Booth Court

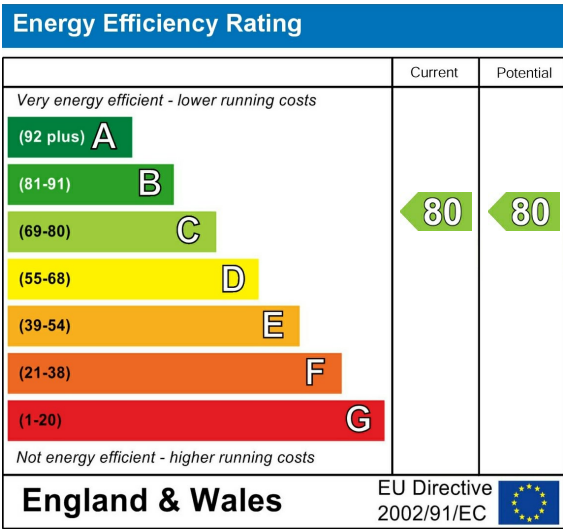
Handford Road, Ipswich, IP1 2GD

PRICE  
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



PRICE REDUCTION

Asking price £75,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!  
A spacious one bedroom first floor apartment with a DUAL ASPECT LOUNGE and LARGER THAN AVERAGE BEDROOM situated within a popular McCARTHY STONE retirement living plus development.

~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.





# Handford Road, Ipswich, Suffolk, IP1 2GD

1 Bed | £75,000

PRICE  
REDUCED

### 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 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 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, dual aspect living room benefitting from a large bay window perfect for a dining table. Feature fire place and surround. TV and telephone points. Two ceiling light points. 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 double glazed window with a fitted blind sits above a single drainer sink



unit with mixer tap. Induction hob with extractor hood above. Integrated fridge and freezer. Built in electric oven with space over for a microwave. Ceiling spotlights, ceramic floor tiles.

### Bedroom

This exceptionally spacious bedroom benefitting from two double glazed windows. Large walk-in wardrobe providing ample storage and hanging rails. TV and telephone point. Emergency pull-cord. Two ceiling lights, fitted carpets

### 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.

Service charge: £9,846.47 per annum (for financial year ending 31/03/2025)  
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to supporting you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Car Paking 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 length: 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 too, to support you with service charges and living cost's.
- \*\* 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

