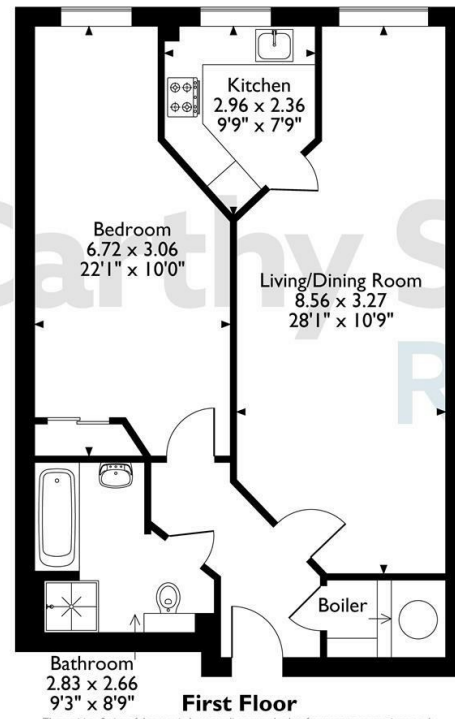


33 Booth Court, Handford Road, Ipswich, Suffolk
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



First Floor
The position & size of doors, windows, appliances and other features are approximate only.
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33 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			
(69-80) C		74	74
(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 £75,000 Leasehold

A well presented one bedroom apartment situated on the first floor within McCarthy Stone retirement living plus development with 24/7 staffing, domestic assistance and onsite restaurant.

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.



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

Booth Court, Handford Road, Ipswich

1 Bed | £75,000

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.

Entrance Hallway

Wall mounted 24 hour emergency intercom system. Door to airing cupboard housing the hot water system and fitted with shelving. All other doors lead to lounge, bedroom and wet room.

Living Room

A spacious living dining room with ample room for dining, ideally positioned in front of the window which provides overlook over the front elevation. The room has a feature electric fireplace which acts as an nice focal point. TV and telephone points, two ceiling light points and raised electric sockets. Part glazed door leading to separate kitchen.

Kitchen

Fully fitted modern kitchen with a range of base and eye level units and drawers. An auto opening double glazed front facing window sits above a single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Four ring induction hob with extractor hood above. Integrated fridge and freezer.

Bedroom

Generously sized double bedroom, with built in mirrored fronted sliding door wardrobe. TV and telephone point, ceiling light point and raised power sockets. 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)

- On-site Estate Manager and team
- 1 hours domestic assistance per week
- On-site Subsidised restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. 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.

PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

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.

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 or of age or over.

Moving Made Easy & Additional Services

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.
- 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

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

