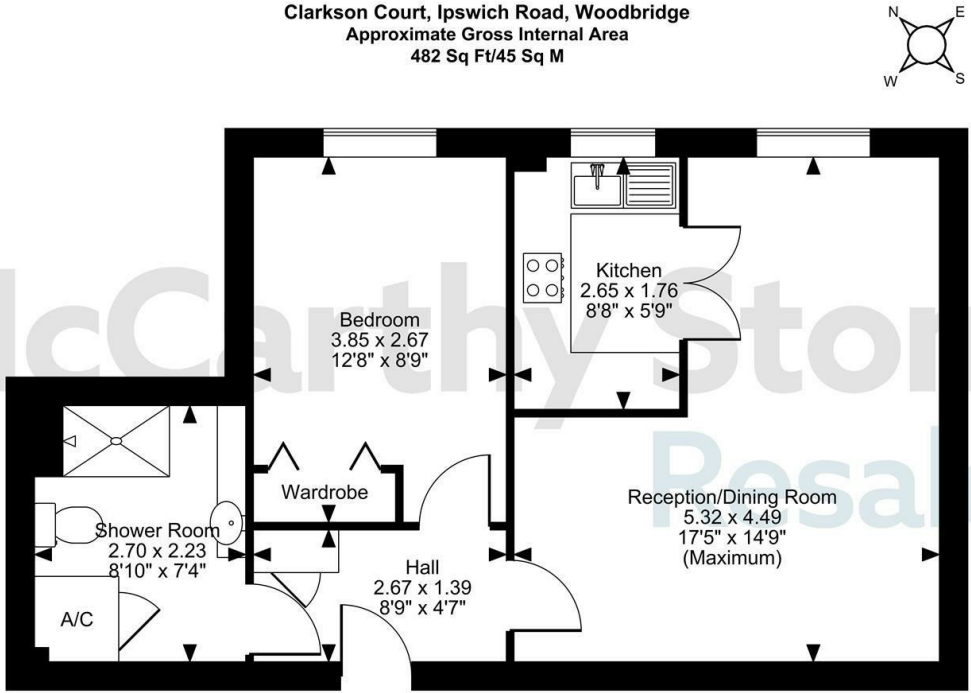


51 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF

PRICE
REDUCED



First Floor

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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(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	



PRICE REDUCTION

Asking price £165,000 Leasehold

A LOVELY one bedroomed retirement apartment. Located on the first floor, the apartment boasts VIEWS OVER THE COMMUNAL GARDENS. *RECENTLY REDECORATED AND RECARPETED*

Call us on 0345 556 4104 to find out more.

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Clarkson Court, Ipswich Road, Woodbridge,

1 Bed | £165,000

PRICE
REDUCED

Clarkson Court

Clarkson Court was purpose built by McCarthy & Stone for retirement living. The development consists of 70 one and two-bedroom retirement apartments for the over 60s. The recently refurbished homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into at a cost of £30 per night. The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Local Area

Clarkson Court is situated less than half a mile away from The Thoroughfare, which boasts a 'real shopping' experience with over 100 specialist independent shops ranging from boutiques and antique shops to cafes and restaurants. The doctors surgery is located next door to Clarkson Court and just beyond is Notcutts garden centre with its popular tea rooms. These are complemented by larger national stores. Residents of Clarkson Court can take advantage of good transport links. There are many bus services that run to, from and through Woodbridge, serving many of the surrounding towns and villages and there are frequent buses to Ipswich. The picturesque River Deben is a short walk away providing well surfaced footpaths. Woodbridge is ideally placed to explore the surrounding areas with easy access to the A12 and with its own railway station which is linked to the main national

railway system. The East Suffolk line runs from Ipswich to Lowestoft and offers pleasant train journeys through the coastal and heathland of Suffolk. London is less than 2 hours away by train with direct trains to and from London Liverpool Street. With all this and more Clarkson Court is the perfect place for a happy and enjoyable retirement.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard. Ceiling light, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the bedroom, living room and shower room..

Living Room

The spacious 'L' shaped living area benefitting from a large double glazed window with views over the communal gardens. There's ample room for a dining table. TV and telephone points. Two ceiling lights. Power sockets. Carpets, curtains & light fittings.

Kitchen

Fitted kitchen with a range of base and wall units. Built in electric oven with matching microwave above. Stainless steel sink with mono block lever tap. Under counter, integrated fridge and freezer. Slip resistant flooring.

Bedroom

A bright and spacious bedroom with double glazed window and enjoying views over the communal gardens. Built in, mirror fronted wardrobe provides ample hanging rails and shelving. Ceiling lights, TV and phone point. Fitted carpets, curtains & light fittings.

Shower Room

Fully fitted suite comprising of a double walk-in shower, vanity unit with inset hand basin and mirror over, WC. Heated towel rail, flooring. Door leading to large storage area.

Service Charge

- 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
- Buildings insurance

Service charge is £2,828.51 for the financial year ending 28th Feb 2026.

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

The parking at Clarkson Court is not allocated and works on a first come first served basis.

Lease Information

Lease: 125 years from 1st June 2008
Ground rent: £730.81 per annum
Ground rent review: 1st June 2038

Additional Information

- Fibre to the Cabinet Broadband & Copper Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

