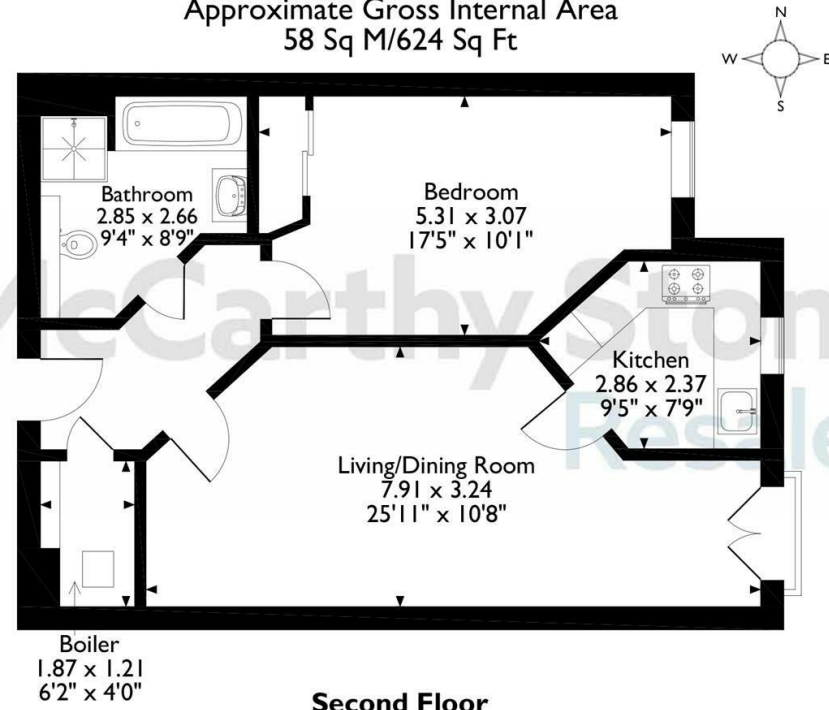


45 Booth Court, Handford Road, Ipswich, Suffolk  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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		

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



## 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

# 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 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. 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 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: 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 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 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

