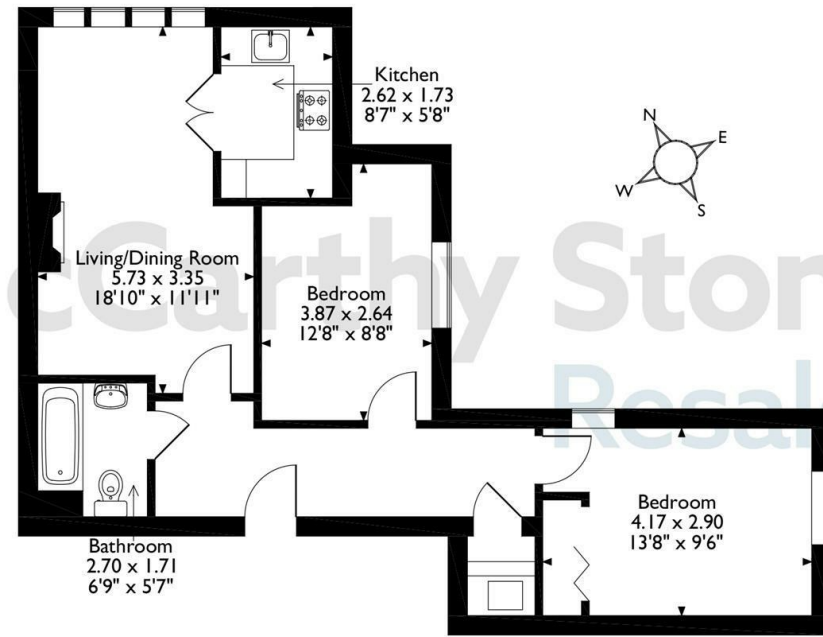


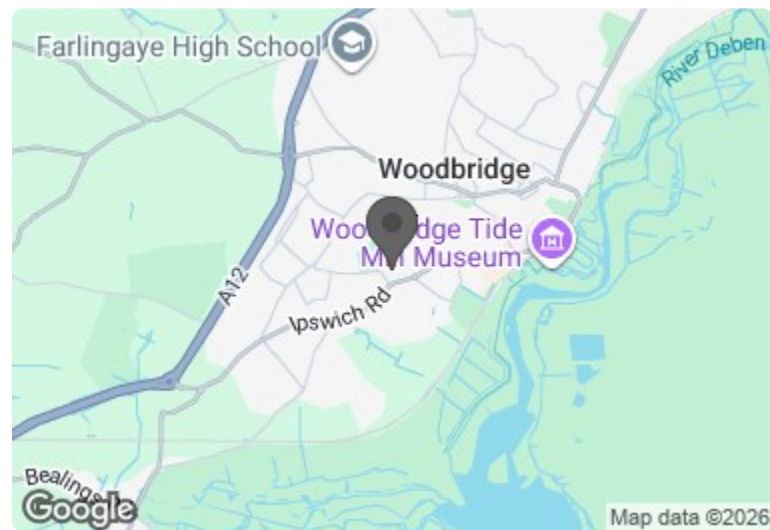
62 Clarkson Court, Ipswich Road, Woodbridge, Suffolk  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



Second (Top) Floor

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>82</b>               | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (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.

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**62 Clarkson Court**

Ipswich Road, Woodbridge, IP12 4BF

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £270,000 Leasehold**

A light and spacious TWO BEDROOM apartment situated on the SECOND (top) FLOOR. Kitchen with INTEGRATED APPLIANCES, spacious DOUBLE BEDROOMS, fitted bathroom suite, spacious living area with ample room for dining. Clarkson Court, a McCarthy Stone retirement development is nestled in Woodbridge and boasts a Homeowner's lounge where SOCIAL events take place and landscaped gardens.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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

# Clarkson Court, Ipswich Road, Woodbridge

2 Bed | £270,000

PRICE  
REDUCED

## Clarkson Court

Clarkson Court was built by McCarthy & Stone purpose built 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 for a small fee (usually around £30). 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.

## 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. 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. 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/airing cupboard. Patmore water softener. Ceiling light, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, lounge and bathroom.

## Lounge

A spacious living area benefiting from dual aspect windows allowing lots of natural light to flood the room. There is ample space for a dining table suitably positioned and a feature electric fire and surround which act as an attractive focal point in the room. Telephone and TV points, two decorative ceiling lights and raised height power points. This leads onto the kitchen.

## Kitchen

A fully fitted kitchen comprising of a range of wooden effect base and wall units and drawers with roll top work surfaces and wall tiling over. Stainless steel sink with chrome mixer tap. Built in AEG oven with microwave above, four ring ceramic hob and extractor fan. Built in fridge/freezer.

## Master Bedroom

A bright and airy master bedroom with the benefit of a built in mirror fronted folding door wardrobe with hanging rails and shelving for ample clothes storage. Telephone and TV points, central ceiling light and raised height power points for convenience.

## Bedroom Two

A light and spacious double room which can be used as a dining area, study or hobby room, neutrally decorated throughout. Central ceiling light and raised height power points for convenience.

## Bathroom

Fully tiled and fitted suite comprising of shower over panelled bath. WC, vanity unit with sink and mirror above. Heated towel rail. Emergency pull cord.

## Service Charge

- Onsite visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 to find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £4,037.00 for the financial year ending 28/02/2027.

## Lease Information

Lease length: 125 years from 1st June 2008

Ground rent: £851.18 per annum

Ground rent review: 1st June 2038

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Car Parking

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

## 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

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

