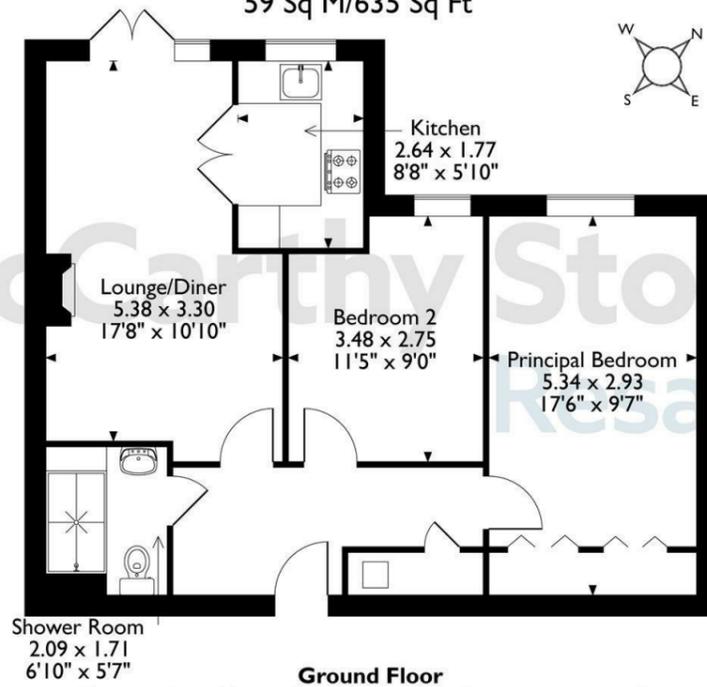


21 Clarkson Court, Ipswich Road, Woodbridge, Suffolk
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		76	
(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		

21a Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF



Asking price £280,000 Leasehold

A STUNNING two bedroomed retirement apartment. This GROUND FLOOR apartment boasts direct access to a PATIO AREA with beautiful views of the communal gardens.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

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.



Clarkson Court, Ipswich Road, Woodbridge, Suffolk, IP12 4BF

2 Bed | £280,000

Clarkson Court

Clarkson Court was purpose-built by McCarthy & Stone in for over 60s retirement living.

The development consists of 70 one and two-bedroom apartments. The recently refurbished homeowners' lounge is a great space for social events and is the heart of the community. Apartment 22 is just a few steps away around the corner from both the lounge and the front entrance/manager's office, making it an ideal location with its ease-of-access for both owners and their guests because no stairs or lifts are required.

The dedicated House Manager is on-site during the day to take care of things and make you feel at home.

Framfield House medical centre is sited just a few minutes' walk from to Clarkson Court

Communal Lounges and Gardens

The Home Owners at Clarkson Court can enjoy the recently refurbished communal lounges to socialise. Regular community activities on-site. The beautifully maintained gardens are perfect for a stroll around or sit and enjoy the views.

Guest Suites

If your family and friends wish to visit from afar, Clarkson Court benefits from two guest suites at a cost of £30 per night.

Entrance Hall

Front door leads to spacious entrance hall where the 24-hour Tunstall emergency response system is located. BT point for telephone/router. From the hallway, there is a door to a walk-in storage cupboard. Smoke detector and wall heater. Doors lead to the bedrooms, living room and shower/wet room.

Living Room

The spacious and versatile open-plan living area benefits from a patio area with views over the garden and neighbouring woodland. The electric coal-effect fire and surround provide a great focal point. TV and telephone points. The building's secure front door entry system with intercom is linked to the TV so that residents can see visitors arriving at the main entrance. Two ceiling lights. New storage heater replaced December 2019. Power sockets. Fitted carpet.

Kitchen

Fitted kitchen with range of cream-fronted base and wall units. Four ring electric induction hob with chimney extractor hood and light. Stainless steel sink with mono block lever tap. Double glazed window looking over the garden.

Master Bedroom

A bright and spacious bedroom with double glazed windows and views over the woods. Built-in mirror-fronted wardrobe provides ample hanging rails and shelving. Ceiling lights, TV and phone point. Fitted carpets.

Shower Room

Shower room comprising of level entry shower, vanity unit with inset hand basin and mirror with light over. WC. Heated towel rail. Ceiling light, extractor fan and slip-resistant flooring.

Bedroom Two

Spacious second bedroom that can be used as a spare bedroom, dining room or a hobby room. With fitted carpets and double-glazed window overlooking the garden.

Service Charge

- House Manager
- Water Rates for communal area and apartments
- Electricity, heating, lighting and power to communal areas
- 24- hour Emergency Call System
- Repairs and maintenance to the exterior and interior
- Upkeep of gardens and grounds
- Buildings insurance
- Contingency fund, including internal and external redecoration of communal areas
- Cleaning of communal windows

- 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 annual service charge is £4,242.77 for the financial year ending 28/02/2026.

Check out 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-£5,200)'.

Car Parking

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

Ground Rent

Ground rent: £851.18 per annum
Ground rent review: 1st June 2038

Lease Information

Lease: 125 years from 1st June 2008

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 & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

