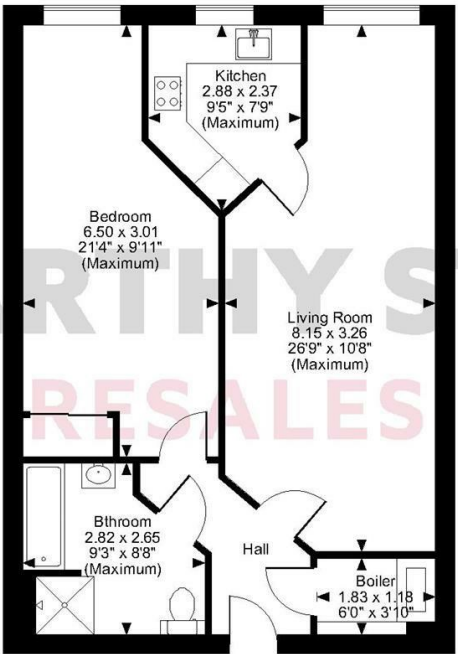


Booth Court, Handford Road, Ipswich  
Approximate Gross Internal Area  
649 Sq Ft/60 Sq M



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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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## 31 Booth Court

Handford Road, Ipswich, IP1 2GD



Asking price £69,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!  
A beautifully presented one bedroom first floor apartment situated within a McCarthy Stone retirement living plus development offering quality care services delivered by McCarthy STONE experienced CQC registered Estates team with 24/7 on-site staffing, domestic assistance and subsidised restaurant.  
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# Booth Court, Handford Road, Ipswich

## 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 Hall

Front door with spy hole and letter box opens into the Entrance Hallway. There is a door to a walk-in airing cupboard, housing the hot water system and fitted with shelving. Wall mounted emergency intercom. All other doors lead to the lounge, bedroom and bathroom.

## Lounge

A well presented lounge benefiting from full length window which provides views towards the front elevation and allows lots of natural light in. The lounge provides ample space for dining and has a decorative feature electric fire and feature wallpaper on the same wall. TV and telephone points, two ceiling light points and raised height power points. Part glazed door leading to separate kitchen.

## Kitchen

Fully fitted well equipped kitchen with a range of base and eye level units and drawers. Single drainer sink unit with mixer tap and drainer sites below the front facing window with blind. Built in electric oven with space above for a microwave. Four ring hob with extractor hood above. Integrated fridge and freezer. Central ceiling and under pelmet lighting. Ceramic floor tiles.



## Bedroom

Spacious bedroom a window providing views towards the front elevation, this room is perfectly designed to incorporate a dressing table or desk in front of the window. Fitted, mirror fronted wardrobes providing hanging rails and storage. TV and telephone point, ceiling light and raised height power points. Emergency pull-cord.

## Bathroom

Wet room with fully tiled walls and slip resistant safety flooring. Wet room style shower with a shower curtain and support rail. Low level panel bath also with support rail. Vanity unit with inset wash hand basin and fitted mirror above. WC. Heated towel rail, central ceiling lighting. 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.

Service charge: £9,846.47 per annum (for financial year ending 31/03/2025)  
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to supporting you with service charges and living costs.



# 1 bed | £69,000

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Car Parking Permit

Parking is by allocated space subject to availability. The fee is usually £250 per annum and permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## Lease Information

Lease Length: 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 of age or over.

## Additional Information & Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.  
**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

