



McCarthy & Stone

RESALES

17 Booth Court, Handford Road, Ipswich, IP1 2GD



Asking price £107,000 LEASEHOLD

For further details, please call 0345 556 4104

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Spacious SOUTH FACING one bedroom first floor benefiting from a JULIET BALCONY enjoying GARDEN VIEWS, situated within a popular MCCARTHY & STONE retirement living plus development.

The development overlooks the Alderman Canal and Alderman Road Recreation Ground and Nature Reserve, providing a variety of walks on the doorstep. Designed specifically for the over 70s, the development includes a beautiful landscaped garden and home owners' lounge both perfect to meet up with neighbours and make new friends. Our on-site restaurant is perfect for those days that you don't want to cook for yourself. The restaurant serves a three-course meal every day at 12.30 for you, your family and friends, using fresh ingredients and catering for special dietary requirements. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy.

Summary

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 24-Hour CCTV and a secure entry system.

Apartment Overview

McCarthy & Stone are proud to bring to the market, this well presented one bedroom apartment which faces south and provides views of the well maintained communal gardens. This apartment is positioned on the first floor and conveniently located close to the lift.

Entrance Hall

Front door with spy hole airing cupboard housing the hot water system and fitted with shelving. Wall mounted emergency intercom. Doors leading to lounge, bedrooms, bathroom and WC.

Lounge

A bright and airy lounge which faces south and allows plenty of natural light in through the Juliet balcony with garden views. The room provides ample space for dining, ideally positioned in front of the Juliet balcony. TV and telephone points, two ceiling light points and raised electric sockets. Part glazed door leading to separate kitchen.

Kitchen

Fully fitted kitchen with a range of base and eye level units and drawers. An auto opening window with garden views sits above a single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Induction four ring hob with extractor hood above. Integrated fridge and freezer. Ceiling spotlights and ceramic floor tiles.

Bedroom

Spacious south facing bedroom benefiting from a window with garden views. Built in mirror fronted wardrobe with hanging rail and storage. TV and telephone points, ceiling light point and raised electric sockets. Emergency pull-cord.



Bathroom/Shower Room

Fully fitted suite comprising of a level access wet room style shower with curtain and a low level panel bath, both fitted with support rails. Vanity unit with inset wash hand basin and mirror above. WC. Heated towel rail, ceiling spotlights, extractor fan and slip resistant safety flooring. Emergency pull-cord.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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
- Running of the on-site restaurant
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Car Parking Permit

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

Leasehold Information

Lease length: 125 years from 1st Jan 2013

Ground rent: annual fee of £435





APPROX. GROSS INTERNAL FLOOR AREA 554 SQ FT / 51 SQM	Booth Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/07/21
	photoplan



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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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