



McCarthy & Stone
RESALES



23 Clarkson Court, Ipswich Road, Woodbridge, IP12 4BF
Asking price £325,000 LEASEHOLD

For further details
please call 0345 556 4104

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A BEAUTIFULLY PRESENTED TWO BEDROOM, GROUND FLOOR RETIREMENT APARTMENT IN THE POPULAR CLARKSON COURT DEVELOPMENT

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

We are delighted to offer to the market this beautifully and recently refurbished two bedroom apartment. The spacious entrance hall has been decorated to a high standard which includes wooden panelling to the lower part of the walls. The open plan living/dining/ kitchen benefits from patio doors leading to a private patio area.

The kitchen area has been refitted with a range of high quality units and appliances. Viewing is advised to fully appreciate this lovely apartment.

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 it's 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 Hallway

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. Ceiling light, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

Living Room

The open plan living area benefitting from French doors leading onto a private patio area and path to the car park. Ample room for dining table. Provisions for a wall mounted TV. Telephone and TV points. Ceiling spot lights. Brushed pewter sockets and switches to the higher levels. New fitted carpets.

Kitchen

The stunning open plan and recently refitted kitchen has a range of base and wall units and drawers. The modern grey coloured units are complimented by the wood block effect worktop with 'brick' style wall tiles above. Integrated fridge/freezer, dishwasher and washing machine. Free standing tumble drier. Built in waist level oven and microwave. Modern granite effect, one and half bowl sink with mixer tap sits below the window. Ceiling spotlights and under over counter lighting. Wood effect flooring.

Bedroom

Beautifully presented double bedroom. Built in mirror fronted wardrobe provides ample hanging rails. Ceiling lights, TV and phone point. Double glazed window. Brushed pewter sockets and switches to the higher levels.

Ensuite Shower Room

Fully tiled and fitted suite comprising of a wet room style shower area. WC, vanity unit with sink and mirror fronted cabinet above. Chrome heated towel rail. Anti-slip flooring, spotlights. Emergency pull cord.

Bedroom Two

Spacious double room with double glazed window. Brushed pewter sockets and switches to higher level; walls. Carpets, Ceiling light.

Guest Bathroom

Fully fitted suite comprising of bath with shower and screen over, WC, vanity unit containing hand basin with mirror fronted cabinet above. Full height wall tiling, anti-slip floor, spotlights. Door leading to airing/storage cupboard.

Service Charge

- 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
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Ground Rent

Annual fee - £495

Lease Information

125 years from 1st June 2008

Car Parking

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







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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