McCarthy & Stone
RESALES

14 Clarkson Court Ipswich Road, Woodbridge, IP12 4BF
Asking price £180,000 LEASEHOLD

For further details
please call 0345 5564104

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A WELL PRESENTED ONE BEDROOM APARTMENT IN THE POPULAR CLARKSON COURT RETIREMENT LIVING 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 £25). 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.

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 provides large double glazed windows. TV and telephone points. Two ceiling lights. Power sockets.

Kitchen

Fitted kitchen with a range of base and wall units. Built in electric oven with matching microwave above. A large double glazed window sits in front of the stainless steel sink with mono block lever tap. Integrated fridge and freezer.

Bedroom

Built in wardrobe provides ample hanging rails as well as cupboards and drawers. An additional double, mirror fronted built wardrobe. Ceiling lights, TV and phone point. Double glazed window.

Bathroom

Fully tiled and fitted suite comprising; bath with shower over, WC, vanity unit with sink and mirror above. White heated towel rail. Emergency pull cord.

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 - £425

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.

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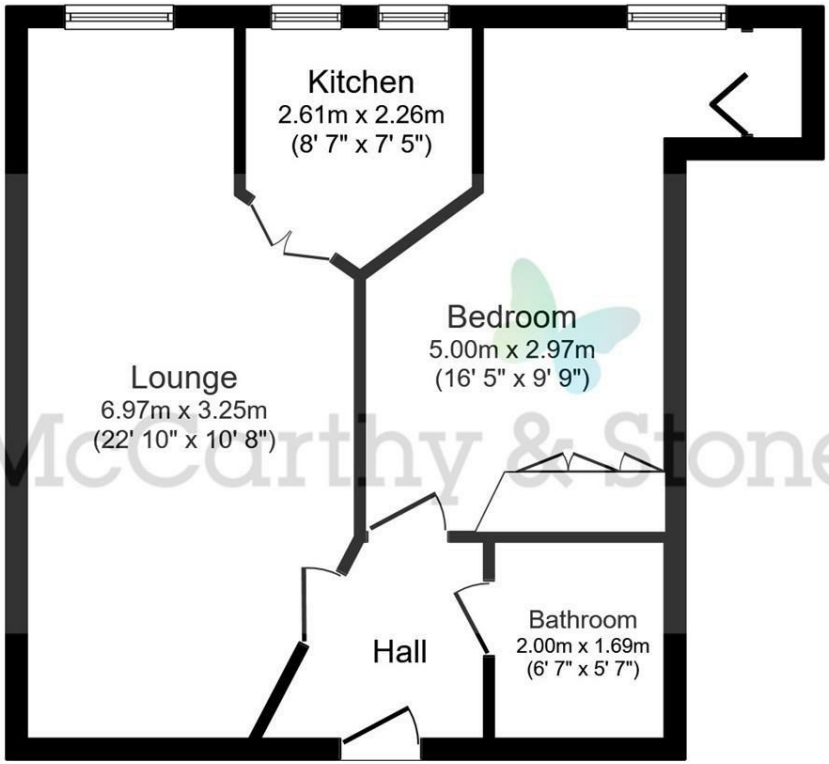
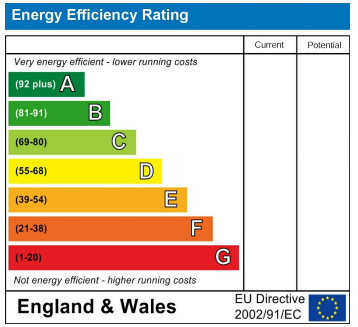
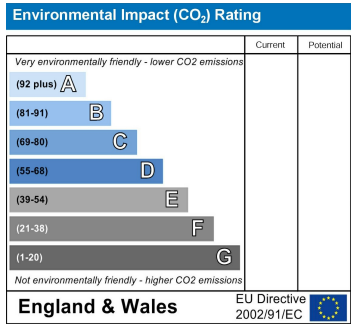


Floor Plan

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





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 5564104 or email resales@mccarthyandstone.co.uk

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