

# PRICE REDUCTION



McCarthy & Stone  
RESALES



25 Clarkson Court Ipswich Road, Woodbridge, IP12 4BF  
Asking price £150,000 Leasehold

For further details  
please call 0345 556 4104

# 25 Clarkson Court Ipswich Road, Woodbridge, IP12 4BF

**\*\*JOIN US FOR AFTERNOON TEA - FRIDAY 27th AUGUST - 10am-4pm - BOOK YOUR PLACE TODAY!\*\*** A one bedroom, second floor apartment with SOUTHERLY ASPECT situated within a DESIRABLE MCCARTHY & STONE retirement living development.

## Summary

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 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.

## Everything close at hand

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 its 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 Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

## Lounge

A bright and airy lounge with a window providing a southerly aspect. The spacious room allows ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Double glazed window with motorized opener.

## Bedroom

Double bedroom with a southerly aspect. Built in mirror fronted wardrobe with hanging rails and shelving. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

## Bathroom

Fully tiled and fitted with suite comprising of a shower cubicle with glass door and support rails, low level WC, vanity unit with sink and mirror above.

## 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. Find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking Permit Scheme- subject to availability

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 House Manager on site for availability.

## Inclusions.

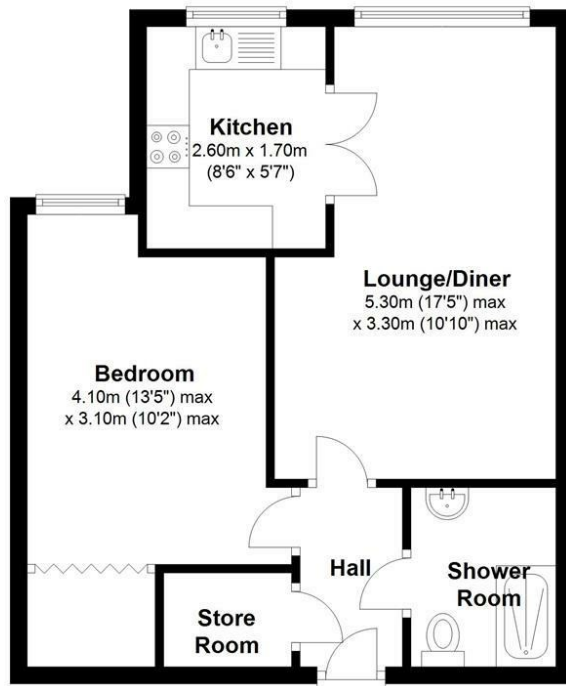
Carpets, curtains and light fittings included in the sale.

## Leasehold

Ground rent: £425 per annum  
Lease length: 125 years from 2008



**Flat**  
Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 42.3 sq. metres (455.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	82	82	79
	EU Directive 2002/91/EC		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](mailto:resales@mccarthyandstone.co.uk)

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