



Floor Plan
Floor area 59.0 sq. m. (635 sq. ft.) approx

Total floor area 59.0 sq. m. (635 sq. ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT

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		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

32 BOOTH COURT
HANDFORD ROAD, IPSWICH, IP1 2GD



A nicely presented one bedroom first floor apartment positioned in a MCCARTHY STONE retirement living plus development (formally known as assisted living)

ASKING PRICE £70,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BOOTH COURT, HANDFORD ROAD, IPSWICH

BOOTH COURT

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 24-Hour CCTV and 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

Door to airing cupboard housing the hot water system, and fitted with shelving. Wall mounted emergency intercom. Doors leading to lounge bedroom and the wet room.

LOUNGE

Spacious lounge benefiting from full length window allowing lots of plenty of natural light in, the room also provides space for dining. TV and telephone points, two ceiling light points and raised electric sockets. Part glazed door leading to separate kitchen.

KITCHEN

Fitted modern kitchen with a range of base and eye level units, the base units are fitted with roll edge work surfaces and a tiled splash back. A window with blind sits above the stainless steel sink unit with mixer tap and drainer. Electric oven and four ring induction hob with chrome extractor hood. Ceiling and under counter lighting and tiled flooring.

BEDROOM

Double bedroom with large window. Built in wardrobe with sliding mirrored fronted doors. TV and telephone points, ceiling light point and raised electric sockets. Emergency pull-cord.

WET ROOM

Wet room with fully tiled walls non slip safety flooring. Low level panel bath. Level access shower unit with grab rails and curtain. Vanity unit with inset wash hand basin and fitted mirror above. WC. Heated towel rail. Extractor fan. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- On-site Estate Manager and team
- 1 hours domestic assistance per week
- On-site Subsidised restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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

1 BED | £70,000

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, to find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £7,637.16 pa (for financial year ending 04/23)

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

Parking is by allocated space subject to availability, the fee is usually £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

Ground Rent: annual fee of £435

Ground rent review date: Jan 2028

Lease Length: 125 years from 1st Jan 2013

