McCarthy & Stone
RESALES

35 Booth Court Handford Road, Ipswich, IP1 2GD
Asking price £150,000 LEASEHOLD

For further details
please call 0345 556 4104

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A SPACIOUS AND WELL PRESENTED APARTMENT AT THE POPULAR BOOTH COURT RETIREMENT LIVING PLUS DEVELOPMENT

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. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Entrance Hall

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

Living Room

A bright and spacious, dual aspect living room benefitting from a large bay window perfect for a dining table. Feature fire place and surround. TV and telephone points. Two ceiling light points. 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 double glazed window with a fitted blind sits above a single drainer sink unit with mixer tap. Induction hob with extractor hood above. Integrated fridge and freezer. Built in electric oven with space over for a microwave. Ceiling spotlights, ceramic floor tiles.

Bedroom

This exceptionally spacious bedroom benefitting from two double glazed windows. Large walk-in wardrobe providing ample storage and hanging rails. TV and telephone point. Emergency pull-cord. Two ceiling lights, fitted carpets

Bath/Wet Room

Wet room with fully tiled walls and slip resistant safety flooring. Low level panel bath. Vanity unit with inset wash hand basin. Fitted mirror. WC. Heated towel rail, ceiling spotlights. Extractor fan. 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, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager

Car Paking Permit

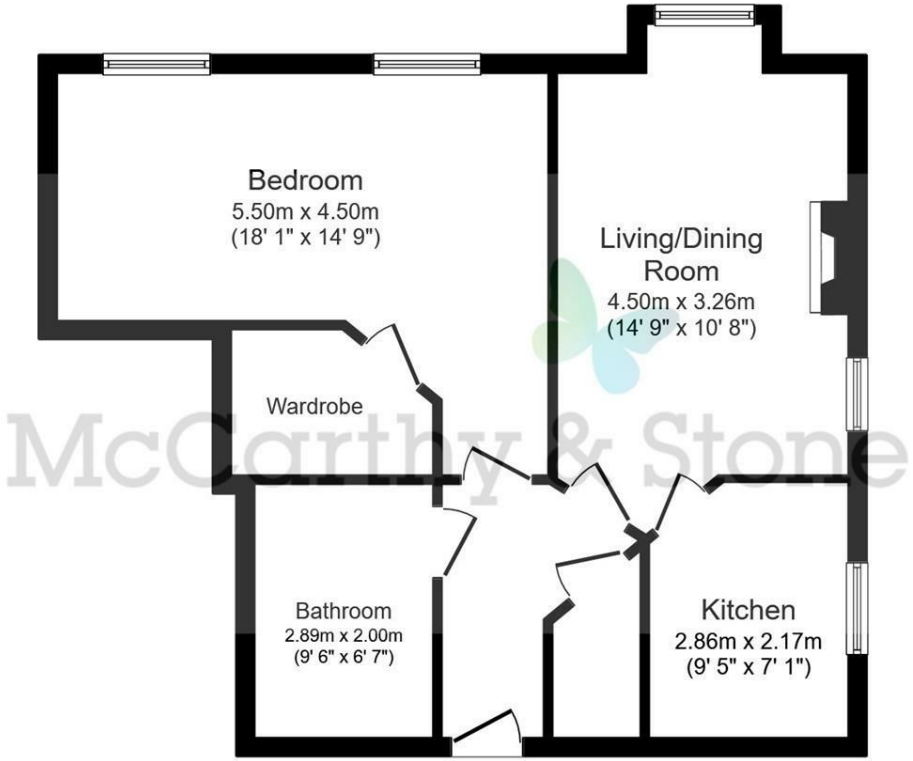
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent

Annual fee - £435

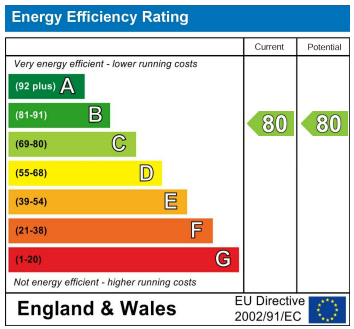
Lease Information

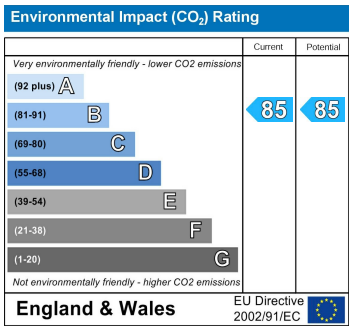
125 years from 1st Jan 2013



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 556 4104 or email resales@mccarthyandstone.co.uk

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