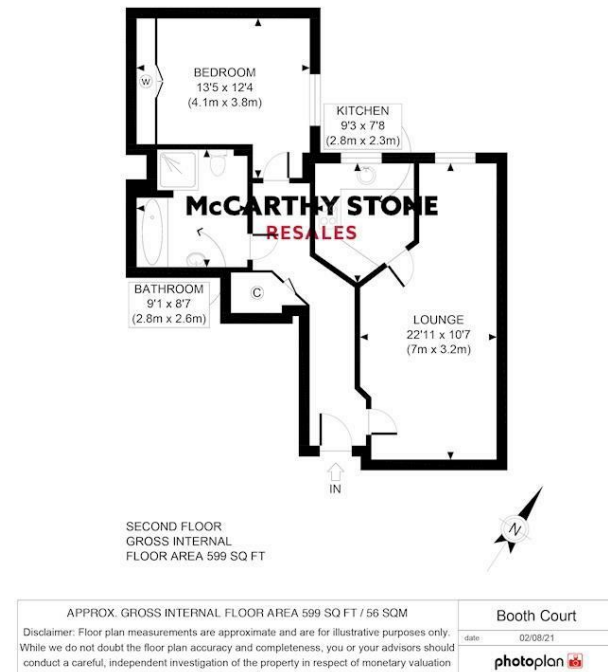


McCARTHY STONE RESALES

40 BOOTH COURT, HANDFORD ROAD, IPSWICH, IP1 2GD



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information



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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!
A well presented one bedroom SOUTH WEST facing apartment with GARDEN VIEWS situated within a desirable MCCARTHY & STONE retirement living plus development.

PRICE REDUCTION

ASKING PRICE £80,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BOOTH COURT, HANDFORD ROAD,

1 BEDROOMS £80,000

SUMMARY

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 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 HALLWAY

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

LOUNGE

A bright south facing lounge with views towards the well maintained communal gardens. The spacious lounge has ample room for dining, ideally positioned in front of the window. TV and telephone points., two ceiling light points and raised electric sockets. Part glazed door leading to separate kitchen.

KITCHEN

Fully fitted modern kitchen with a range of base and eye level units and drawers. An auto opening double glazed window w sits above a single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Four ring induction hob with extractor hood above. Integrated fridge and freezer.

BEDROOM

Generously sized west facing bedroom with garden facing window. Built in wardrobe with mirror fronted sliding doors. TV and telephone point, central ceiling light point, raised power sockets. Emergency pull-cord.

WET ROOM

Fully fitted suite comprising of a level access wet room style shower with curtain and a low level panel bath, both fitted with support rails. Vanity unit with inset wash hand basin and mirror above. WC. Heated towel rail, ceiling spotlights, extractor fan and slip resistant safety flooring. 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 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 licence.

Service charge: £7,637.16 per annum (for financial year ending 31/03/2023)

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 Estate Manager on site for availability.

LEASEHOLD INFORMATION

Lease length: 125 years from 1st Jan 2013

Ground Rent: £435 per annum

Ground Rent Review: Jan 2028

