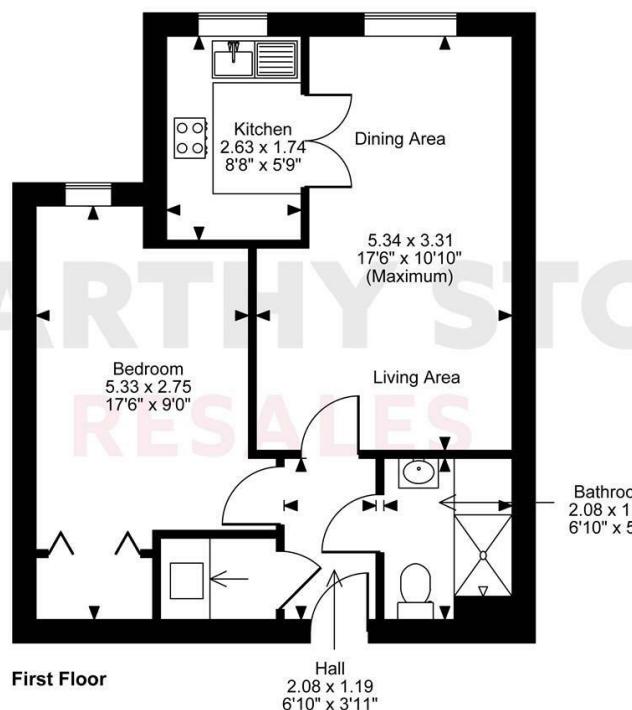


Clarkson Court, Ipswich Road, Woodbridge, Suffolk  
Approximate Gross Internal Area  
459 Sq Ft/43 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## 25 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF



**Asking price £150,000 Leasehold**

A bright SOUTH FACING one bedroom situated on the second floor of Clarkson Court a popular McCarthy Stone retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL  
AVAILABLE ~

**Call us on 0345 556 4104 to find out more.**

# Clarkson Court, Ipswich Road, Woodbridge

## 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 £30). 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.

## 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 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.



McCarthy Stone Resales

## Entrance Hallway

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 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 sits below the sunny south facing window. Built-in oven AEG oven with microwave above, four ring ceramic hob with extractor hood. Intregal fridge, freezer. Under pelmet and ceiling lighting.

## Bedroom

Double bedroom with a southerly aspect and provides perfect space for a dressing table or desk for hobbies. Built in mirror fronted wardrobe with hanging rails and shelving. TV and telephone points, two ceiling lights and raised electric power sockets.

## Shower Room

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



**1 bed | £150,000**

- 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

Service charge: £2,828.51 for financial year ending 28/02/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

Lease: 125 years from 1st June 2008

Ground rent: £425 per annum

Ground rent review: 1st June 2023

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Car Parking

The parking at Clarkson Court is not allocated and works on a first come first served basis.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT



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