



Total area: approx. 50.7 sq. metres (545.7 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.

**COUNCIL TAX BAND: B**



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

**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. 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 purposes only and do not form part of any agreement.

All purchases will be subject to contract terms.

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**McCARTHY STONE  
RESALES**

**58 BOOTH COURT**

HANDFORD ROAD, IPSWICH, IP1 2GD



A one bedroom SOUTH FACING top floor apartment with DUAL ASPECT LOUNGE and JULIET BALCONY with views towards the CANAL and NATURE RESERVE BEYOND within a MCCARTHY STONE retirement living plus development.

**ASKING PRICE £85,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# BOOTH COURT, HANDFORD ROAD, IPSWICH

1 BED | £85,000

## BOOTH COURT

The development is ideally located a short distance from a supermarket and the Suffolk Retail Park. Ipswich's bustling town centre is easily accessible with a bus stop two hundred yards from Booth Court. Booth Court 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 its 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 on-site 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 and south facing communal gardens for socialising with friends and family and, for your convenience, an on-site restaurant with freshly cooked meals provided everyday. When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (there is a small fee and is subject to availability).

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this south facing one bedroom apartment with a dual aspect lounge which

incorporates a Juliet balcony with views towards the canal and nature reserve beyond. The apartment has a modern kitchen and wet room style shower room with separate bath and fitted wardrobe in the bedroom. The apartment is positioned on the second / top floor with lift access. Underfloor heating throughout the apartment. Carpets and curtains are included in the sale. This apartment is priced for a quick sale and is listed with McCarthy Stone Resales solely, early viewings advised.

## ENTRANCE HALL

Door to airing cupboard housing the hot water system, water softener, and fitted with shelving. Wall mounted emergency intercom. Doors leading to lounge, bedroom and wetroom / bathroom.

## LOUNGE

Bright and airy lounge benefiting from a dual aspect outlook. Double glazed window to the side aspect, and double glazed French doors opening to a Juliet balcony which faces South. The spacious lounge allows ample room for dining. Telephone and sky+connectivity points, raised height electric sockets and two decorative ceiling lights points. Part-glazed door leads to a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of base and wall units with under counter lighting. UPVC electric opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integrated fridge and freezer.

## BEDROOM

Spacious South facing bedroom with window, benefiting from a built in wardrobe with mirror fronted sliding doors. Telephone point, raised height electric sockets and central decorative ceiling light. Emergency pull-cord.

## WETROOM / BATHROOM

A fully tiled purpose built wet room with low level panel bath and separate level accessed shower unit and curtain, both fitted with support rails; Vanity unit with inset wash hand basin and fitted mirror above; WC with support rail; Heated towel rail. Non-slip flooring. Extractor fan. Emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- 24hour onsite staffing
- Running of the onsite restaurant
- 1 hours domestic assistance per week
- Heating for apartment
- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

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.

## LEASE INFORMATION

Lease Length: 125 years from 1st Jan 2013  
Ground Rent: £435 per annum  
Ground Rent Review: Jan 2028

