

McCARTHY STONE RESALES

59 CLARKSON COURT IPSWICH ROAD, WOODBRIDGE, IP12 4BF



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COUNCIL TAX BAND: C



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

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A BEAUTIFULLY PRESENTED TWO BEDROOM RETIREMENT
APARTMENT ~ Built by McCarthy & Stone

ASKING PRICE £315,000 LEASEHOLD

For further details, please call **0345 556 4104**
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CLARKSON COURT, IPSWICH ROAD, WOODBIDGE

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

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.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Patmore water softener. Ceiling light, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM

The spacious living room benefiting from a large double glazed window overlooking the communal gardens and woodland. Ample room for dining table. Feature electric fire and surround. Telephone and TV points. Two decorative ceiling lights. Raised sockets and switches. Carpets, curtains and light fittings. Double part glazed doors leading to separate kitchen.

KITCHEN

A fully fitted kitchen comprising of a range of base and wall units and drawers with roll top work surfaces and wall tiling over. Free standing fridge/freezer and dishwasher. Built in oven with four ring ceramic hob and extractor fan. Stainless steel sink with mixer tap sits below the window. Vinyl flooring.

MASTER BEDROOM

A bright and airy room benefitting from two double glazed windows with views over the communal gardens. Built in mirror fronted wardrobe provides ample hanging rails. Ceiling lights, curtains and carpets.

BEDROOM TWO

Spacious double room which is currently being used as a dining room, with double glazed window. Raised sockets and switches. Carpets, Ceiling light.

2 BED | £315,000

SHOWER ROOM

Fully tiled and fitted suite comprising of a double walk-in shower with screen and grab rails. WC, vanity unit with sink and mirror above. Heated towel rail. Anti-slip flooring, spotlights. 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 to find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,259.80 per annum (up to financial year end 28/02/2023)

LEASE INFORMATION

Lease length: 125 years from 1st June 2008

Ground rent: £495 per annum

Ground rent review: 1st June 2023

CAR PARKING

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

