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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

37 BOOTH COURT
HANDFORD ROAD, IPSWICH, IP1 2GD



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOOTH COURT - BOOK NOW!

A BRIGHT and AIRY SOUTH FACING one bedroom first floor apartment with a Juliette balcony, situated within a desirable MCCARTHY & STONE retirement living plus development.

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

ASKING PRICE £95,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BOOTH COURT, HANDFORD ROAD, IPSWICH

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

Wall mounted 24 hour emergency intercom system. Door to airing cupboard housing the hot water system and fitted with shelving. All other doors lead to lounge, bedroom and wet room.

LOUNGE

A bright and airy lounge with a dual aspect benefitting from a Juliet balcony with beautiful views. The spacious lounge has ample room for dining. 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 south facing window sits above a single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Four ring hob with extractor hood above. Integrated fridge and freezer.

BEDROOM

Generously sized double bedroom, with built in mirrored fronted sliding door wardrobe. TV and telephone point, central ceiling light point, raised power sockets. Emergency pull-cord.

BATH - SHOWER ROOM

Fully fitted suite comprising of a paneled bath with support rail and separate level access wet room style shower with sectioned door and 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 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



1 BED | £95,000

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges, please contact your Property Consultant or Estate Manager.

Service charge: £8,957.28 per annum (for financial year ending 31/03/2024).
Entitlements Service Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.
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: 1st Jan 2028

ADDITIONAL SERVICES

** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

