

6 Booth Court, Handford Road, Ipswich, IP1 2GD



1 double bedroom
Sitting/dining room
Four piece bathroom suite
Communal gardens

Leasehold

Guide Price

£135,000

Subject to contract

No onward chain

Some details

General information

Offered for sale with no onward chain is this McCarthy & Stone built one bedroom ground floor retirement apartment. The apartment has electric underfloor heating, double glazing and opens onto the communal gardens. Built in 2014 Booth Court offers an excellent range of on-site amenities including a table service restaurant, 24-hour staff, resident's assisted care is available or as circumstances change, resident's lounge, communal landscaped gardens, guest suite for overnight visitors, laundry facilities and mobile scooter charging point. The development backs onto the River Gipping and is within close proximity to the Ipswich town centre.

The accommodation comprises an entrance hall with an airing cupboard and doors to all rooms. The sitting/dining room has an electric fire, door to the kitchen and patio door opening onto the communal gardens. The kitchen comprises a range of base and eye level units with work surfaces, sink, integrated hob, oven and extractor fan. There is an electric operated window overlooking the gardens. The bedroom has a fitted wardrobe with mirrored doors and window to the side. The bathroom has a four-piece suite of bath, walk in shower, WC and wash basin.

Entrance hall

Sitting/dining room

26' 3" x 10' 6" (8m x 3.2m)

Kitchen

9' 5" x 7' 8" (2.87m x 2.34m)

Bedroom

16' 11" x 10' 1" (5.16m x 3.07m)

Bathroom

9' 3" x 8' 10" (2.82m x 2.69m)

The outside

The property is recessed from the road by a communal garden. There is a gated residents' parking area accessed with a key.

To the rear and side there are communal gardens which all

To find out more or book a viewing

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Consumer Protection Regulations 2008

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the residents can enjoy.

Where?

The property is situated on the south-east side of the town on a development known locally as the Rivers. A range of local amenities and facilities, including local parks, can be found within walking distance.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - B

Lease details

Lease Term - 125 years from 2013

Current Service Charge - £7,403.48 PA (including buildings insurance)

Ground Rent - £435 PA

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Leave Ipswich town centre in a northern direction along Civic Drive. At the roundabout take the first exit into Handford Road, where Booth Court will be found on the left.

