

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



Leasehold

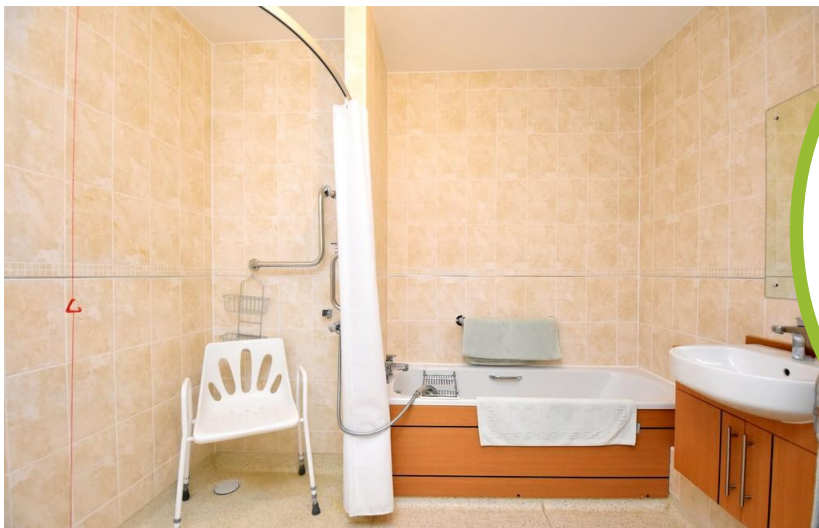
Offers in excess of

£115,000

Subject to contract

No onward chain

1 bedroom
Sitting/dining room
Communal gardens



This second floor assisted living one bedroom apartment enjoys views over the communal gardens

Some details

General information

Offered with no onward chain is this McCarthy & Stone built one bedroom second floor retirement apartment. The apartment has underfloor heating, the running cost of which is covered by the service charge, double glazing and has views over the communal gardens. Built in 2013 Booth Court offers an excellent range of onsite including a table restaurant service, 24 hour staff, residence assisted care is available as circumstances change, there is a residence lounge, communal landscape garden and a guest suite is available for overnight visitors. There are also laundry facilities and mobile scooter charging points. The development is within close proximity to Ipswich town centre.

The apartment accommodation comprises an entrance hall with a walk-in airing cupboard. The spacious sitting/dining room has double doors that open on to a Juliet balcony that overlooks the communal gardens. Adjacent to this is the fitted kitchen which is well-equipped with a range of base units, wall cupboards, work tops and drawers. Integrated appliances include a hob, electric oven, fridge and freezer.

There is a double bedroom which also has a window overlooking the communal garden and built-in wardrobe. The bathroom comprises a bath, walk-in shower, WC and basin.

Entrance hall

Sitting/dining room

25' 11" x 10' 7" (7.9m x 3.23m)

Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)

Bedroom

16' 11" x 10' (5.16m x 3.05m)

Bathroom

9' 5" x 8' 3" (2.87m x 2.51m)

The outside

The development is accessed via a secure gate which leads to a car park area. Resident car spaces are available at an additional cost. There are well maintained communal gardens with patio areas, lawns, flower beds, shrubs and seating areas.

Where?

Booth Court is situated to the West side of Ipswich within half a mile of the town centre which has a wide range of shops, restaurants and bars. The property is ideally situated for access to Ipswich mainline railway station, the New Wolsey Theatre and the A12/A14.

Important information

Council Tax Band - B

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

Tenure - Leasehold

EPC rating - C

Our ref - SDG

Lease information

Length of lease - 125 years from 2013

Service charge: £7403 pa includes water rates, underfloor heating, building insurance and 1 hr pw domestic assistance.

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.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

01473 232 700

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