

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



Leasehold

Guide Price

£175,000

Subject to contract

No onward chain

2 bedrooms
1 reception room
Bathroom & cloakroom



Conveniently situated within walking distance of the Ipswich town centre is this two bedroom ground floor McCarthy & Stone retirement apartment.

Some details

General information

Conveniently situated within walking distance of the Ipswich town centre is this two bedroom, ground floor McCarthy & Stone retirement apartment. Having previously been used as the show home for the site, the apartment is situated close to the reception and communal lounge area. It benefits from two double bedrooms, one with a walk in wardrobe and a WC as well as a bathroom. Booth Court offers an excellent range of on-site amenities including a table service restaurant, 24-hour staff, laundry facilities, residents lounge, guest suite for overnight visitors and communal landscaped gardens backing onto the River Gipping.

The accommodation comprises a private entrance hall with a large airing cupboard and doors to all rooms. The sitting/dining room has a door and window to the rear facing Handford Road. There is a door to the kitchen which is well equipped with a range of base and eye level units, work surfaces, sink, integrated appliances including an oven, hob, fridge and freezer and there is an electric operated window to the rear also. Both bedrooms have windows overlooking the road and bedroom two has a walk in wardrobe. There is a further wardrobe off the entrance hall meaning the apartment has ample storage. The bathroom has a four piece suite of WC, basin, bath and walk in shower. The separate cloakroom comprises a WC and basin.

Entrance hall

Sitting/dining room

26' 7" x 10' 2" (8.1m x 3.1m)

Kitchen

7' 9" x 8' 5" (2.36m x 2.57m)

Bedroom one

21' 1" x 10' 7" (6.43m x 3.23m)

Bedroom two

18' 11" x 10' 0" (5.77m x 3.05m)

Wardrobe

5' 11" x 5' 4" (1.8m x 1.63m)

Bathroom

9' 0" x 8' 8" (2.74m x 2.64m)

Cloakroom

6' 3" x 5' 3" (1.91m x 1.6m)

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 the residents can enjoy.

Location

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 - C

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 2005

Current Service Charge - £800 PCM

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.

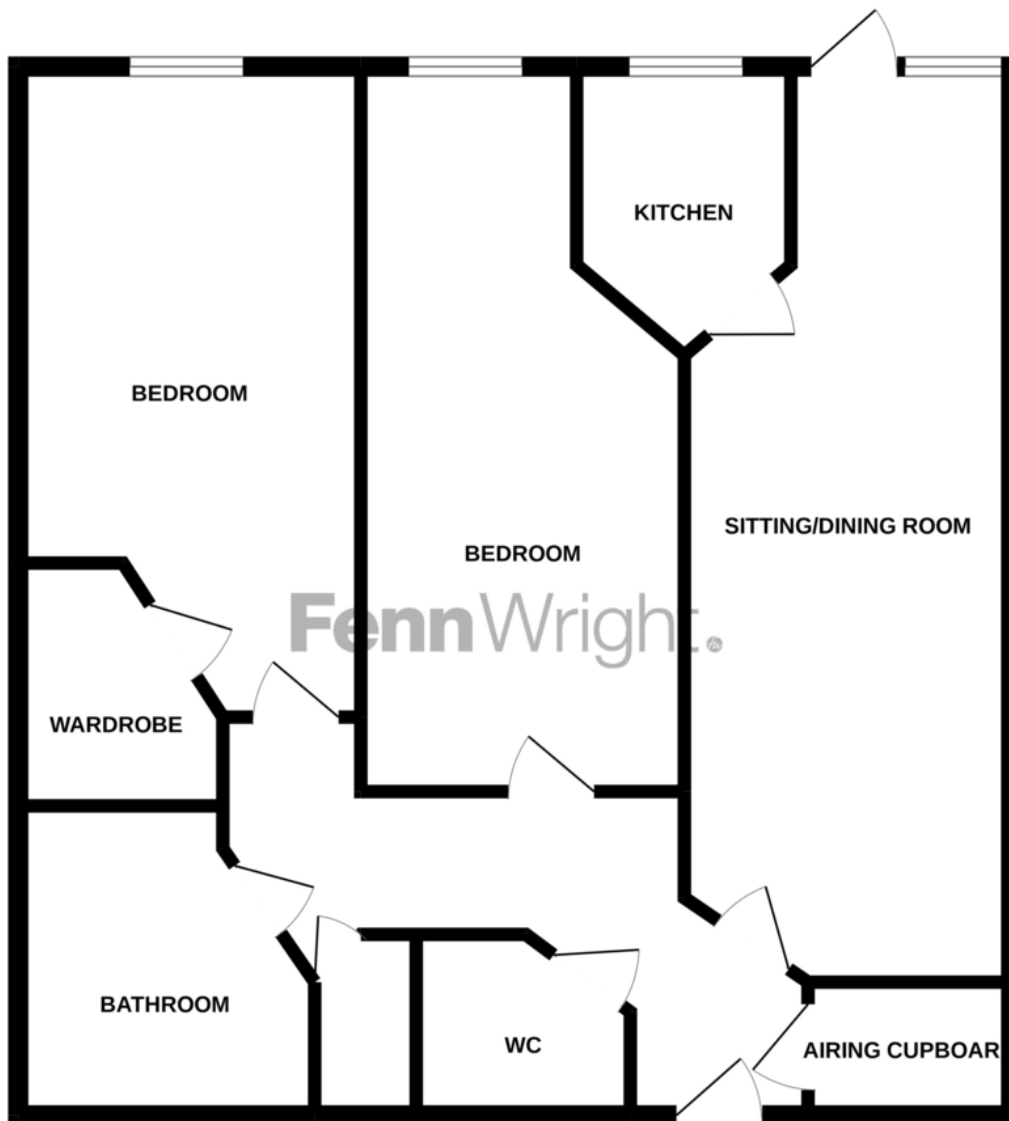
Further information

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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