

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



2 bedrooms,
Sitting room, kitchen
No onward chain

Leasehold

Offers in Excess Of

£125,000

Subject to contract

Retirement apartment

Some details

General information

Offered with no onward chain is this McCarthy & Stone built two bedroom second floor assisted living apartment. The apartment is well presented throughout with a larger than average kitchen and offers views across the communal gardens. Booth Court is situated on the fringes of the town centre providing good access to a range of local amenities and facilities. It also has its own on-site restaurant and a communal lounge.

The apartment has an entrance hall with storage cupboard. There is a sitting room and adjacent to which is the large style kitchen which is well equipped with a range of base units, wall cupboards, work tops and drawers. There is an integrated oven, hob and hood and a larder cupboard.

Bedrooms one and two are both generous size rooms with one of the bedrooms having built-in wardrobes. There is a spacious bathroom which comprises a bath, wet room style shower, wc and basin.

Entrance hall

Sitting room

15' 1" x 11' 6" (4.6m x 3.51m)

Kitchen

16' 3" x 6' 10" (4.95m x 2.08m)

Bedroom one

17' 4" x 9' 1" (5.28m x 2.77m)

Bedroom two

15' 1" x 9' 6" (4.6m x 2.9m)

Bathroom

9' 6" x 9' 6" (2.9m x 2.9m)

To find out more or book a viewing

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The outside

The development is accessed via secure entrance gates which leads to a car park area. There are maintained communal gardens with patio areas, a lawn, flower and shrub beds and seating areas. The gardens back onto the River Gipping, beyond which is a local park, giving the communal gardens a pleasant outlook.

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 - C

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

Tenure - Leasehold

EPC rating - B

Lease information

Lease: 125 years from 2013

Ground rent: £510 per annum

Annual service charge which includes underfloor heating, water rates and building insurance : £9,563.42 per annum.

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.

