



McCarthy & Stone  
RESALES



51 Clarkson Court Ipswich Road, Woodbridge, IP12 4BF  
Asking price £177,500 LEASEHOLD

For further details  
please call 0345 556 4104

# 51 Clarkson Court Ipswich Road, Woodbridge, IP12 4BF

## A LOVELY ONE BEDROOM RETIREMENT APARTMENT ENJOYING VIEWS OVER THE COMMUNAL GARDENS

### Clarkson Court

Clarkson Court was purpose built by McCarthy & Stone for retirement living. The development consists of 70 one and two-bedroom retirement apartments for the over 60s. The recently refurbished homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into at a cost of £30 per night. The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

### Local Area

Clarkson Court is situated less than half a mile away from The Thoroughfare, which boasts a 'real shopping 'experience with over 100 specialist independent shops ranging from boutiques and antique shops to cafes and restaurants. The doctors surgery is located next door to Clarkson Court and just beyond is Notcutts garden centre with its popular tea rooms. These are complemented by larger national stores. Residents of Clarkson Court can take advantage of good transport links. There are many bus services that run to, from and through Woodbridge, serving many of the surrounding towns and villages and there are frequent buses to Ipswich. The picturesque River Deben is a short walk away providing well surfaced footpaths. Woodbridge is ideally placed to explore the surrounding areas with easy access to the A12 and with its own railway station which is linked to the main national railway system. The East Suffolk line runs from Ipswich to Lowestoft and offers pleasant train journeys through the coastal and heathland of Suffolk. London is less than 2 hours away by train with direct trains to and from London Liverpool Street. With all this and more Clarkson Court is the perfect place for a happy and enjoyable retirement.

### Home Owners Lounge & Gardens

The Home Owners at Clarkson Court can enjoy the recently refurbished communal lounges to socialise. Regular coffee mornings, art classes, movie nights, and fish and chip suppers are held in the Home Owners lounges and are there for you to join in as you wish.

The beautifully maintained gardens are perfect for a stroll around or sit and enjoy the views.



### Guest Suite

If your friends and family wish to visit from afar, Clarkson Court benefits from two guest suites at a cost of £30 per night. The guest suite in this block is located close to the apartment. Your House Manager will be able to advise on availability and booking procedure.

### Laundry

The laundry rooms provide a great opportunity to socialise with other Home Owners. The water rates and electricity for the laundry room are included in your service charge.

### The Apartment

#### Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard. Ceiling light, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the bedroom, living room and shower room..

#### Living Room

The spacious 'L' shaped living area benefitting from a large double glazed window with views over the communal gardens. There's ample room for a dining table. TV and telephone points. Two ceiling lights. Power sockets. Carpets, curtains & light fittings.

#### Kitchen

Fitted kitchen with a range of base and wall units. Built in electric oven with matching microwave above. Stainless steel sink with mono block lever tap. Under counter, integrated fridge and freezer. Slip resistant flooring.

#### Bedroom

A bright and spacious bedroom with double glazed window and enjoying views over the communal gardens. Built in, mirror fronted wardrobe provides ample hanging rails and shelving. Ceiling lights, TV and phone point. Fitted carpets, curtains & light fittings.

#### Shower Room

Fully fitted suite comprising of a double walk-in shower, vanity unit with inset hand basin and mirror over, WC. Heated towel rail, flooring. Door leading to large storage area.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

### Car Parking

The parking at Clarkson Court is not allocated and works on a first come first served basis.

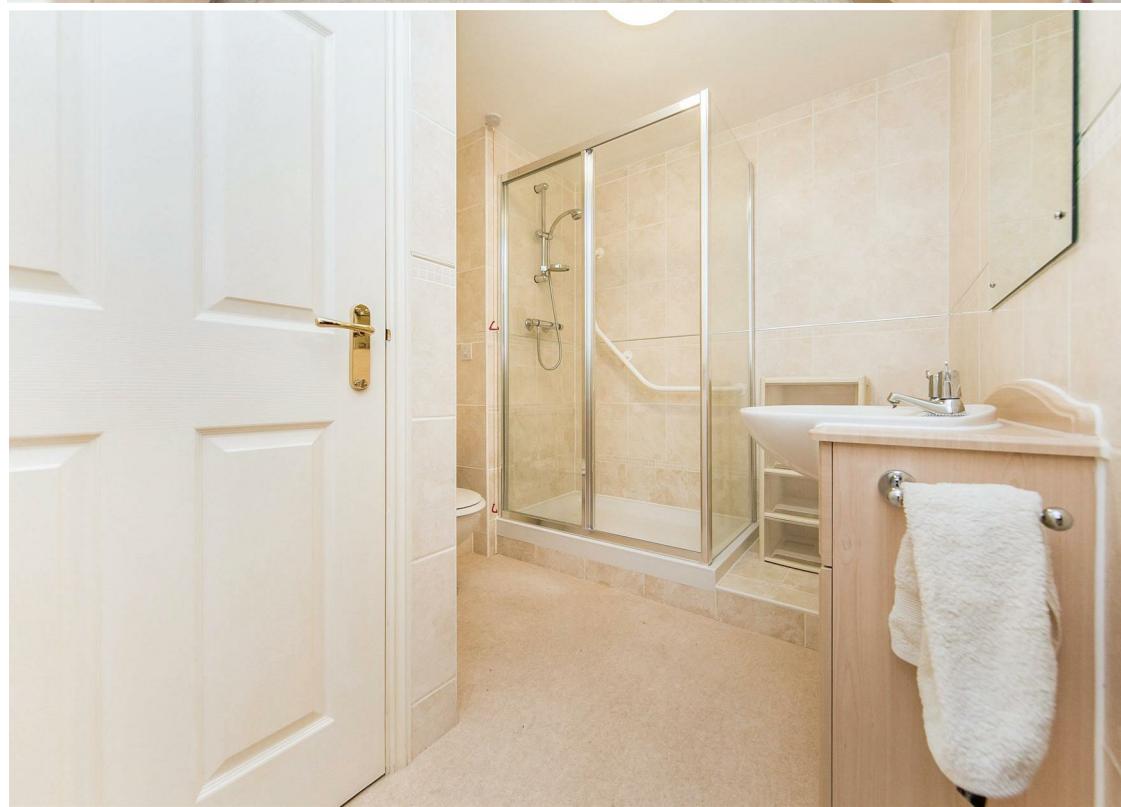
### Lease Information

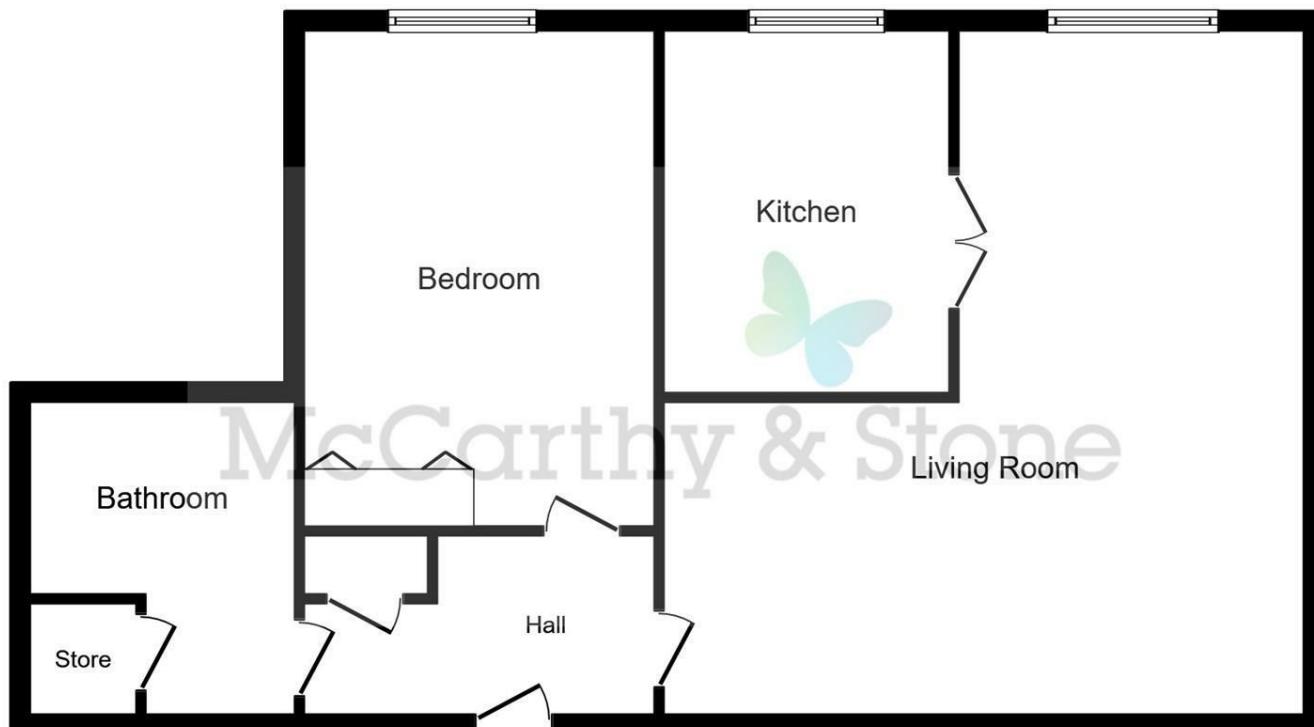
125 years from 1st June 2008

### Ground Rent

Annual fee - £425

Annual fee - £425





**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by [www.focalagent.com](http://www.focalagent.com)

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

