

# PRICE REDUCTION



McCarthy & Stone  
RESALES

19 Booth Court, Handford Road, Ipswich, IP1 2GD  
Asking price £175,000

LEASEHOLD

For further details  
please call 0345 556 4104

# 19 Booth Court, Handford Road, Ipswich, IP1 2GD

A spacious and well presented retirement apartment. Double glazed patio doors opening to Juliette balcony with a sunny southerly aspect **OVERLOOKING THE GARDENS AND CANAL.**

## Booth Court

The development overlooks the Alderman Canal and Alderman Road Recreation Ground and Nature Reserve, providing a variety of walks on the doorstep. Booth Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. For added convenience there is an onsite table service restaurant offering reasonably priced and freshly cooked meals everyday. The service charge includes one hours domestic assistance per week, and additional hours can be arranged. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency.

## The Apartment

A very well maintained first floor, two bedroom apartment. Overlooking mature communal gardens and the canal, it is south-facing and so benefits from the sun for much of the day. New carpets to fitted throughout the apartment.

## Entrance Hall

Front door with spy hole leads to the large entrance hall with doors leading to the living room, bathroom, bedrooms and storage/airing cupboard with insulated hot water cylinder. The 24 hour Tunstall emergency response pull cord system, apartment security door entry system with intercom and smoke detector are situated in the hallway. Newly fitted carpets.

## Living room

Bright and spacious living room benefiting from double glazed patio doors opening to Juliette balcony overlooking the gardens and canal'. TV and telephone points. Two ceiling light points. Newly fitted carpets.

## Kitchen

Fitted kitchen with a range of wall and base units with roll top work surface and tiling over. Stainless steel sink with mixer tap sits below the double glazed, auto-opening window. Electric hob with extractor hood above. Integrated fridge and freezer. Built in electric oven with space above for a microwave. Ceiling spotlights and ceramic floor tiling.

## Master Bedroom

Double bedroom with built in mirror fronted wardrobe providing plenty of built in shelving and hanging rails. Double glazed window. TV and telephone point. Emergency pull-cord. Fitted carpets and ceiling light

## Bedroom Two

Spacious second bedroom which could be used as an office/study Telephone connection point, central ceiling light. Newly fitted carpets.

## Bathroom

Fully tiled and fitted suite comprising of a bath and a separate walk in level access shower with support rails and curtain. Vanity unit with inset wash hand basin with mirror over. WC. Heated towel rail. Extractor fan. Emergency pull-cord. Ceiling spotlights, slip resistant flooring

## Service charge

This includes;

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- Underfloor heating to the apartment
- Provision and maintenance of 24 hour emergency call system
- Repairs and maintenance to the exterior and internal communal areas.
- 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 Council Tax, TV or electricity for the apartment's hot water and cooking, but does include the cost of its heating, the House Manager and in house staff, in addition to the costs listed above. To find out more about the service charges please contact your Property Consultant or House Manager.

## Ground rent

Annual fee - £510

## Leasehold information

125 years from 1st Jan 2013

## Car Park

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







**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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

**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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