

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



Leasehold

Guide Price

£169,950

Subject to contract

No onward chain

2 bedrooms
1 reception room
1 bathroom



This recently built McCarthy & Stone second floor retirement apartment has delightful views over the garden and close to Ipswich town centre

Some details

General information

Offered for sale with no onward chain is this McCarthy & Stone built two bedroom second floor retirement apartment, which is located a short distance from the lifts. The apartment has a south facing aspect, electric underfloor heating and double glazing.

Built in 2013, Booth Court offers an excellent range of on-site amenities including a table service restaurant, 24-hour staff, resident's assisted care is available or as personal circumstances change, resident's lounge, landscaped communal gardens, guest suite for over night visitors, laundry facilities and a mobile scooter charging point. The development backs on to the River Gipping and is within close proximity to Ipswich town centre.

The apartment comprises an entrance hall with a large airing cupboard, access to the loft which provides additional storage and doors to all rooms. The sitting/dining room has an electric fire, Juliet balcony overlooking the garden and a door leading to the kitchen. The kitchen is well equipped with a range of base and eye-level units, work surfaces, sink and integrated appliances including a fridge, freezer, oven, hob and extractor fan. There is an electrically operated window facing the garden.

Both bedrooms have windows to the rear, the main bedroom has a large fitted wardrobe and the bathroom has a white suite of walk-in shower, WC, basin and bath.

Entrance hall

Sitting/dining room

25' 5" x 10' 7" (7.75m x 3.23m)

Kitchen

8' x 7' 8" (2.44m x 2.34m)

Bedroom one

18' 5" x 9' 4" (5.61m x 2.84m)

Bedroom two

15' 5" x 10' (4.7m x 3.05m)

Bathroom

9' 3" x 8' 3" (2.82m x 2.51m)

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 along with seating areas. The gardens back on to 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

Length of Lease - 125 years from 1st January 2013

Ground rent - £255 per six months

Service charge - £8,160 (March 2019-March 2020)

which includes water rates, underfloor heating and building insurances. Also included in the service charge is 1 hour per week domestic assistance

Agents note

The property is still covered by the NHBC warranty until 2023.

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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