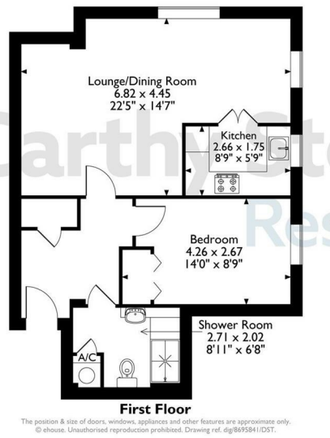
Excellent

Trustpilot

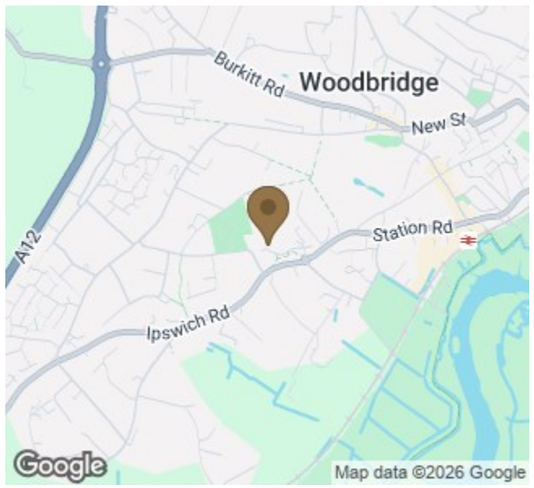
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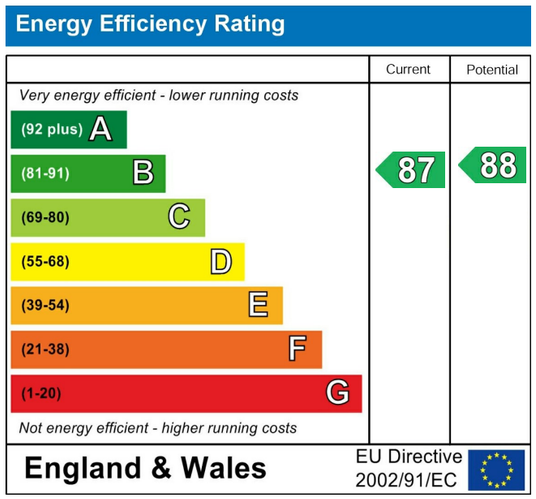
36 Clarkson Court, Ipswich Road, Woodbridge, Suffolk
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







36 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Clarkson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Newly decorated - new carpets and curtains
- south west facing dual aspect lounge
- Two Laundry Rooms
- Landscaped Gardens
- Lift to all floors
- House Manager
- Homeowners Lounge
- Security entry system
- 24-hour emergency call system in apartments and communal areas
- Two Guest Suites

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Clarkson Court, Woodbridge

1 | 1 | Asking price £170,000

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 ideally located less than half a mile from Woodbridge's popular Thoroughfare, offering over 100 independent shops, cafés and restaurants. A doctors' surgery is next door, with Notcutts Garden Centre nearby. Excellent transport links include regular bus services to Ipswich and surrounding towns, while Woodbridge railway station provides direct services to London Liverpool Street in under two hours. The picturesque River Deben is also within easy walking distance, with well-surfaced riverside footpaths. The A12 provides convenient road access, making Clarkson Court an ideal base for enjoying all that Suffolk has to offer.

Apartment Overview
This beautifully presented apartment offers spacious and well-proportioned accommodation throughout. The impressive dual-aspect lounge enjoys a south-westerly orientation, providing plenty of natural light, while the separate fully fitted kitchen also benefits from a south-westerly-facing window. There is a generous double bedroom with fitted mirrored wardrobes, a good-sized fully fitted bathroom and a particularly useful hallway utility cupboard, providing excellent additional storage.

The property has recently been redecorated to a high standard, with fresh paintwork, new carpets and new curtains throughout, creating a fresh and welcoming feel. The apartment is also available furnished, if required.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

Landscaped Gardens
Clarkson Court boasts landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

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

Lease Information
Lease: 125 years from 1st June 2008
Ground rent: £730.81 per annum
Ground rent review: 1st June 2038

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,691.33 for financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













