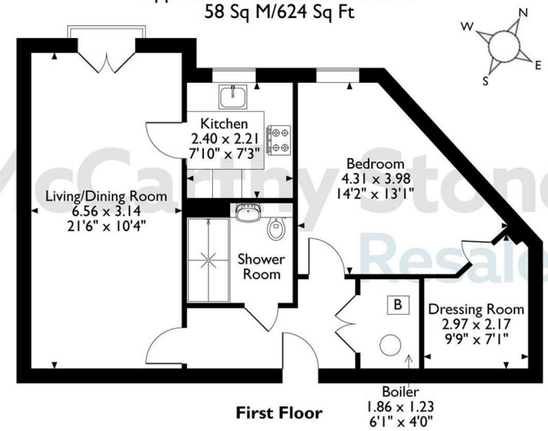
Excellent

Trustpilot

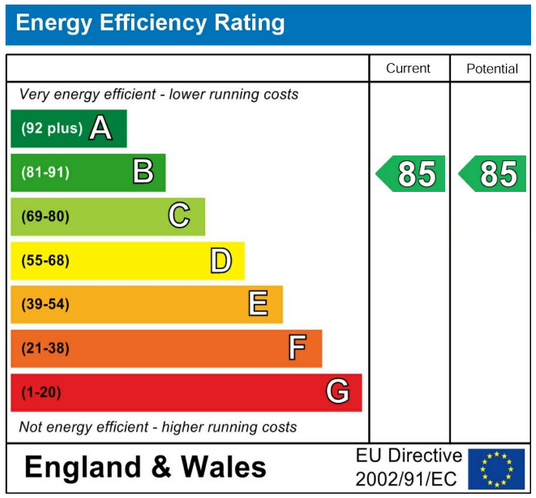
McCarthy & Stone
Resales.

23 Thomas Wolsey Place, 30, Lower Brook Street, Ipswich, Suffolk
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



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







23 Thomas Wolsey Place

Lower Brook Street, Ipswich, IP4 1AL

1 1 Council Tax Band: B

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 23 Thomas Wolsey Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £225,000
Leasehold

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

Why you'll love living here:

- First Floor
- Walk-in Wardrobe
- House Manager
- 24/7 Call System
- Intruder alarm
- Fire Detection
- Landscaped Gardens
- Guest Suite
- Juliet Balcony
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Thomas Wolsey Place, Ipswich

1 | 1 | Asking price £225,000

Thomas Wolsey Place

Thomas Wolsey Place is an established McCarthy Stone Retirement Living development for the over-60s, ideally positioned on Lower Brook Street in the heart of Ipswich. The development offers a mix of one- and two-bedroom apartments, thoughtfully arranged to create a welcoming and well-maintained residential setting.

A key feature of Thomas Wolsey Place is its strong sense of community. Residents enjoy access to attractive shared spaces, including a comfortable homeowners' lounge and landscaped gardens, which provide ideal places to relax, socialise, and take part in optional events and activities. The friendly atmosphere encourages independence while offering opportunities to connect with neighbours and form lasting friendships. An on-site House Manager and secure entry systems add reassurance and peace of mind.

The location places residents at the centre of everything Ipswich has to offer. A wide range of shops, cafés, restaurants and local amenities are within easy walking distance, along with the historic waterfront, parks and cultural attractions. Excellent transport links make it simple to travel locally or further afield, allowing residents to enjoy both town-centre convenience and the charm of the wider Suffolk area.

Local Area

Lower Brook Street is one of the most desirable addresses in Ipswich. You are within walking distance to both the central retail district and the lovely cafes and restaurants of Ipswich Waterfront. A Sainsbury's is 150m from your front door, as well as a Boots pharmacy and two doctor's surgeries. The train station and hospital are also just a short bus ride away, with the Old Cattle Market Bus Station just down the road

Living room

The spacious living room is bright and airy, with large double doors opening onto a Juliet balcony overlooking the communal grounds, allowing natural light to flow through property. The room offers ample space for both a dining area and a comfortable seating area, creating the perfect setting for relaxing and entertaining.

Kitchen

This modern kitchen features stylish wood-effect countertops and matte white cabinetry. The property is fitted with a four-ring electric hob, complemented by a tiled splash-back and stainless-steel chimney extractor hood. A double-glazed window sits above the stainless-steel sink and drainer with mixer tap, allowing for plenty of natural light. The kitchen also benefits from an integrated fridge freezer and a built-in electric oven positioned at waist height for convenience with space for a microwave above. Additional features include under-cupboard downlighting, tiled flooring, and underfloor heating for added comfort.

Bedroom

The generously sized bedroom features a large walk-in wardrobe, providing excellent storage while maintaining a clean and uncluttered feel. A floor-to-ceiling window positioned opposite the entrance fills the room with an abundance of natural light, enhancing the bright and welcoming atmosphere.

Shower Room

Fitted with a modern suite comprising; full width walk in shower with support rail and glass screen, low level WC, vanity unit with wash basin and mirror above. Heated towel rail, tiled floor and partially tiled walls.

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 license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The Annual Service Charge is £3,384.12 for financial year ending 28th of February 2027.

Check out benefits you may be entitled to.

Additional Services and 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 WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













