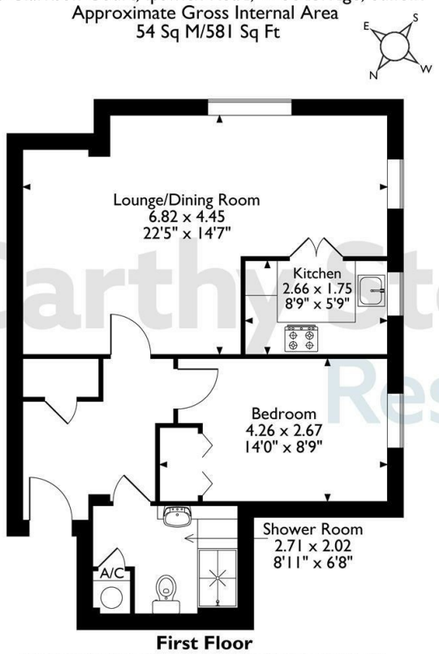
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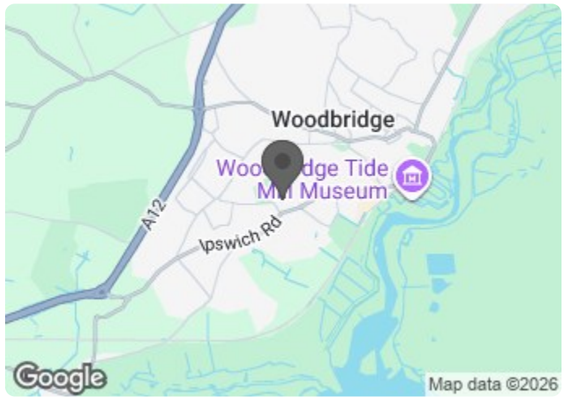
36 Clarkson Court, Ipswich Road, Woodbridge, Suffolk
Approximate Gross Internal Area
54 Sq M/581 Sq Ft

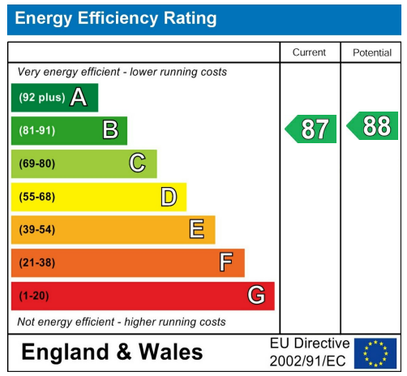


First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

36 Clarkson Court

Ipswich Road, Woodbridge, IP12 4BF







Asking price £175,000 Leasehold

A beautifully bright DUAL ASPECT one bedroom apartment with a SOUTHERLY ASPECT situated on the first floor within a popular McCarthy & Stone retirement living development.

Call us on 0345 556 4104 to find out more.

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Clarkson Court, Ipswich Road, Woodbridge, Suffolk, IP12 4BF

1 Bed | £175,000

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 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 it's 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.

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 lounge, bedroom and shower room.

Lounge / Dining room
The spacious living area benefits from a triple pane window and an additional side window, both facing south east and south west, allowing lots of natural light to flood the room. There's ample room for a dining table. Decorative electric fire with surround. TV and telephone points.

Kitchen
Fitted kitchen with a range of base and wall units, roll top work surface and tiled splashback. The south west facing window with blind sits above the stainless steel sink with chrome mono block lever tap. Built in electric oven with matching microwave above. Four ring electric hob with extractor fan above. Integrated fridge/freezer.

Bedroom
A bright and spacious south west facing bedroom with aspect towards the front elevation. Built in, mirror fronted wardrobe provides ample hanging rails and shelving. TV and phone point.

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.

Service Charge
• Visiting House Manager
• 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, to find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £2,691.33 for the financial year ending 28th Feb 2026.

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

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

Moving Made Easy & 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













