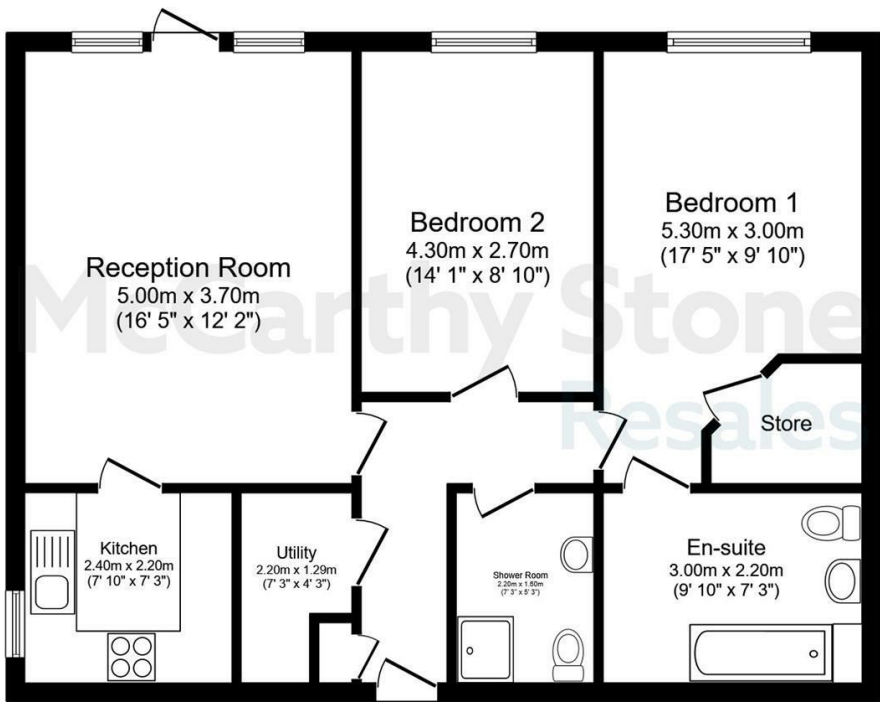


33 Humphrey Court

The Oval, Stafford, ST17 4SD



Asking price £275,000 Leasehold

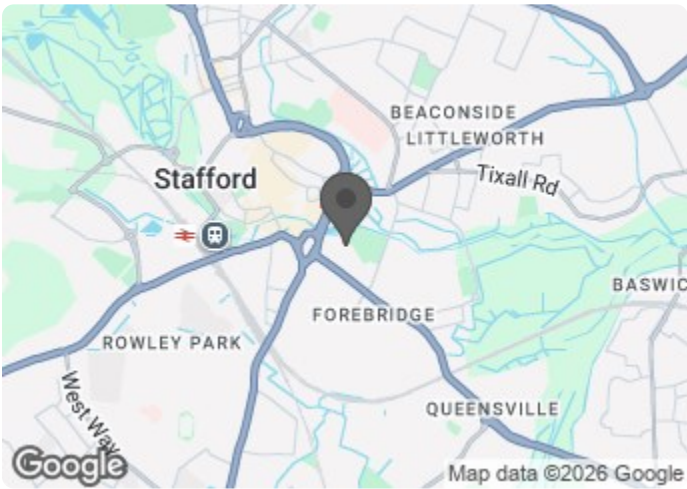
Join us for coffee & cake at our Open Day - Friday 21st August 2026 - from 10am to 2pm - BOOK YOUR PLACE TODAY!

A STUNNING 2ND FLOOR DUAL ASPECT TWO BEDROOM RETIREMENT APARTMENT WITH EN-SUITE BATHROOM AND ALLOCATED PARKING ~Built by McCarthy & Stone~

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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

Humphrey Court, The Oval, Stafford, ST17 4SD

Humphrey Court

Humphrey Court is located in the heart of Stafford. Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town. There is a wide range of national and independent shops on the high street, combined with the Guildhall Shopping Centre also in the town centre. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out. Humphrey Court has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (in selected apartments). The dedicated House Manager is on site during working hours 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 and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.

Entrance Hall

Front door with letter box and spy hole opens into an expansive hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms, cloakroom and to a storage cupboard which houses the hot water system with space for a washing machine and dryer.

Living Room

Large rectangular shaped lounge with feature fireplace and inset electric fire. Central light fitting. TV point with Sky+ connectivity. Telephone point. Double glazed patio door opening inwards to Juliette balcony. A part glazed door opens to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand and ample drawer units below. Integrated AEG oven and microwave. Four ringed Induction hob with black extractor hood above. Dishwasher. Sink unit with single drainer and mixer tap. Large double glazed window with with roller blind. Tiled floor.

Master Bedroom

A large master bedroom with a walk in wardrobe and door to a large en-suite shower room. TV point. Two light fittings. Telephone point. Full length double glazed window with half opener.

En-Suite

A modern fully tiled en-suite bathroom comprising; Bath with shower screen/unit and grab rails; Vanity unit with inset wash hand basin and mirror an shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.

2 bed | £275,000

Bedroom Two

This is a spacious second double bedroom, currently used as a craft room, has a central ceiling light fitting, TV point, Power points. Floor to ceiling window with half opener.

Shower Room

Fully tiled shower room with double size shower unit. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.

Allocated Parking Space

The property comes with an allocated parking space.

Service Charge (breakdown)

- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

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

Annual Service charge: £3,747.83 for financial year ending 30/09/2026.

Lease Length

999 years from 1st June 2015

Ground Rent

Ground rent: £495 per annum
Ground rent review: 1st June 2030

Additional Information & Services

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

