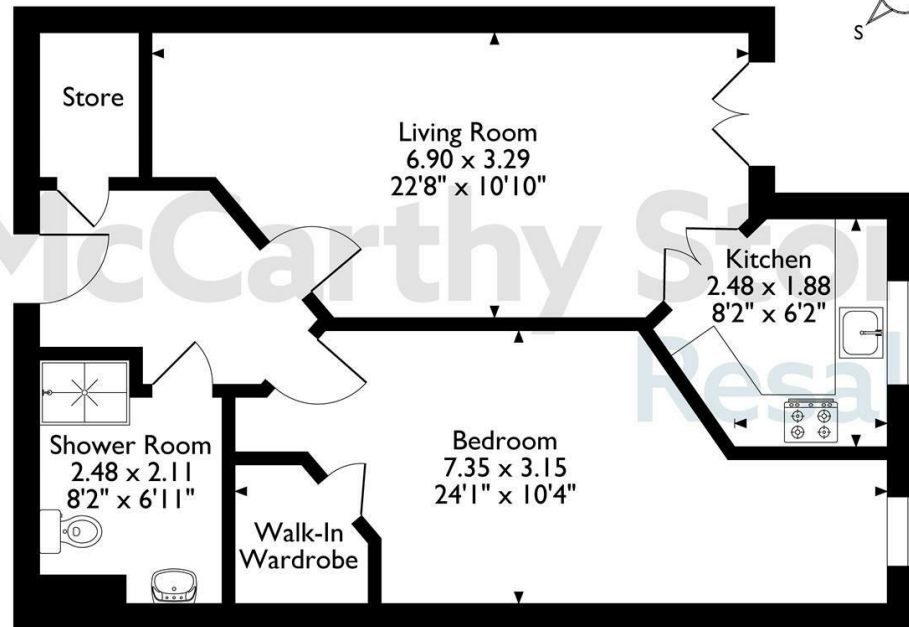
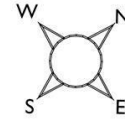


45 Stiperstones Court, Abbey Foregate, Shrewsbury  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



**Second Floor Flat**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**45 Stiperstones Court**

Abbey Foregate, Shrewsbury, SY2 6AL



**Asking price £215,000 Freehold**

A VERY WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT with JULIET BALCONY. STIPERSTONES COURT is a much sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 70'S.

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**Call us on 0345 556 4104 to find out more.**

# Abbey Foregate, Shrewsbury

## 1 bed | £215,000

### Stiperstones Court

Stiperstones Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. With an enviable location just over half a mile east of Shrewsbury town centre, Stiperstones Court is ideally situated with everything you'll need on your doorstep. Shrewsbury's status as a medieval county town means it is steeped in historical importance - with Abbey Foregate right at the heart of this. Abbey Foregate is one of the oldest roads and suburbs of the beautiful market town, which dates back to the fifth and sixth centuries.

McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) is facilitated to provide its homeowners' with extra care. An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

The development has a homeowners' lounge which is a superb venue for socialising 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 an additional fee per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and

apartment security door entry system with intercom are situated here. Wall mounted thermostat. Doors lead to the living room, bedroom, and shower room.

### Living Room

This living room is complemented by double glazed French doors leading to a delightful Juliette balcony making the room bright and airy and with ample space for a small dining table and chairs, there is also a 'Living Flame' style electric fire with decorative surround. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed double doors lead into a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. With a fridge freezer and electric oven and a ceramic four ringed hob with extractor hood above. Central ceiling light fitting. Tiled floor.

### Master Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, curtains, TV and phone point. Double glazed window. Emergency response pull cord.

### Shower Room (wet room)

This modern shower room/wet room has slip resistant flooring, tiled walls and is fitted with a suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord. Heated towel rail.

### Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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 the service charges please contact your Property Consultant or Estate Manager.

The annual Service charge is £10,525.83 for the financial year ending 30/09/2026.

### Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Ground Rent

Ground rent £435 per annum  
Ground rent review: 1st Dec 2029

### Moving Made Easy and 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 webpage additional services or speak with our Property Consultant.
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

