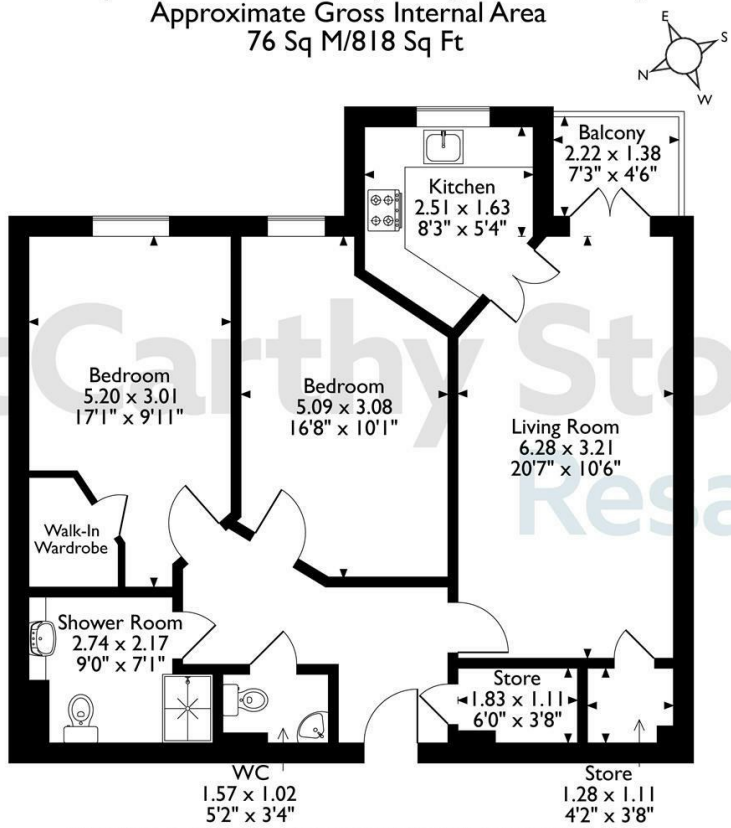


17 Stiperstones Court, Abbey Foregate, Shrewsbury
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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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	86	86
(69-80) C		
(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	

17 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL



Asking price £340,000 Leasehold

Nestled in the charming STIPERSTONES COURT, Abbey Foregate, Shrewsbury, this delightful TWO BEDROOM retirement apartment offers a perfect blend of comfort and convenience. The property is situated in a vibrant neighbourhood, known for its rich history and picturesque surroundings, making it an ideal choice for those seeking a tranquil yet accessible lifestyle.

Upon entering the apartment, you will be greeted by a warm and inviting atmosphere. The spacious living area is designed for relaxation and socialising, providing ample room for both entertaining guests and enjoying quiet evenings at home. The well-appointed kitchen is equipped with modern appliances, making meal preparation a pleasure.

The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. Natural light floods through the windows, creating a bright and airy feel throughout the apartment. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Abbey Foregate, Shrewsbury

Stiperstones Court

Stiperstones Court is an elegant collection of 29 one bedroom and 23 two bedroom luxury apartments set on a 1.8 acre site overlooking the Rea Brook. Just over half a mile east of Shrewsbury town centre, the beautiful Retirement Living PLUS (formally Assisted Living) development is ideally situated with everything you'll need on your doorstep. Designed exclusively with the over 70's in mind, our Retirement Living PLUS development will allow you to carry on living independently in a home you own, with the help of on-site flexible care packages and support plus the advantage of a table service restaurant. Socialise with your neighbours in the homeowners' lounge or the extensive split level landscaped gardens which can be accessed via a stair lift if required.

Shrewsbury town centre is located about half a mile from Stiperstones Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips.

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. There is a door to a walk-in storage cupboard/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, both bedrooms, cloakroom, and wet room.



Living Room

This living room is complimented by double glazed patio doors which lead out to a South East facing walk out balcony with views of the landscaped gardens. The balcony has a dual point external electric socket with remotely operated sun canopy. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. There is a door leading to a storage cupboard, fitted with coat hanging space and extended shelving. 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 electrically operated window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Master Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. TV and telephone point. Large double glazed window over looking the landscaped gardens. Emergency response pull cord.

Shower Room (wet room)

Purpose built wet room with non slip flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails; WC, wash basin vanity unit with wash basin and heated/illuminated mirror above. Additional matching cupboards below. Emergency pull cord. Heated towel rail.

Cloak Room

WC. Wash hand basin. Fitted mirror. Ceiling light.

Second Bedroom

This generously sized second double bedroom is currently being used as an office. There is ample room



2 bed | £340,000

for bedroom furniture. Double glazed window. TV point. Power sockets. Emergency Response Pull Cord

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 annual service charge is £14,191.66 for the financial year ending 30/09/2026. 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.

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.

Additional Information & Services

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

Lease Information

Lease: 250 years from 01/12/2014
Ground rent: £510 per annum
Ground rent review: 01/12/2029

