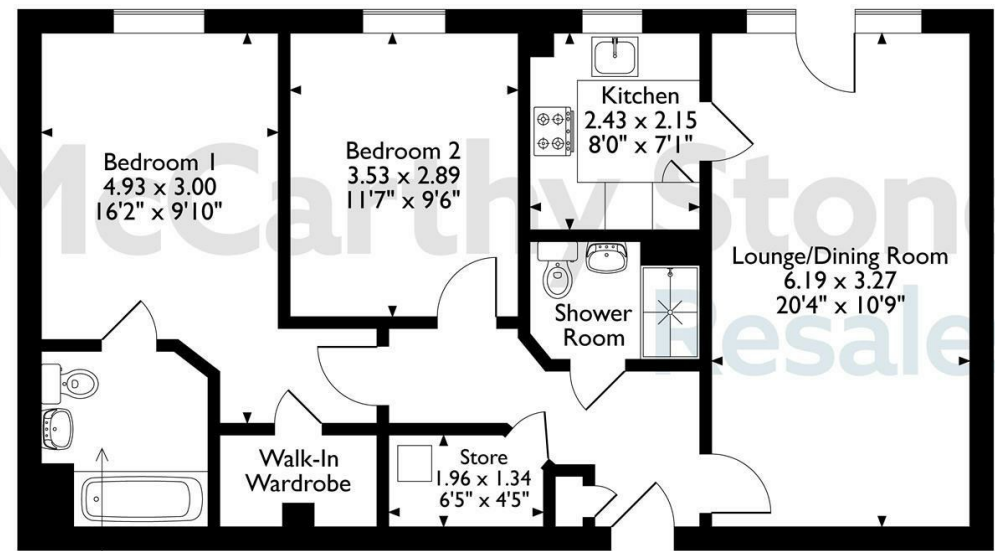
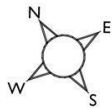


20 Humphrey Court, The Oval, Stafford, Staffordshire
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



First Floor

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	85	85
(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	

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 that 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 commercial purposes is prohibited by the Copyright law and will be prosecuted.



20 Humphrey Court

The Oval, Stafford, ST17 4SD



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Humphrey Court, The Oval, Stafford

Summary

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 with washer/dryer, 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.



Entrance Hallway

Front door with letter box and spy hole opens into a welcoming entrance 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, shower room and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

Living Room

A generous rectangular shaped lounge with two ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Double glazed door leading out to a Juliette balcony with a pleasant outlook. 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. Integrated Miele oven with space for a microwave above. Four ringed Siemens hob and complimentary Siemens extractor hood. Siemens fridge/freezer. Franke one and a half bowl, black composite sink and mixer tap. Large double glazed window. Tiled floor.

Bedroom One

A large master bedroom with a walk in wardrobe and door to an en-suite bathroom. Central ceiling light fitting. TV point. Telephone point. Full length double glazed window with half opener.

En-Suite

A modern fully tiled en-suite shower room comprising; a paneled bath with grab rails and shower over; Vanity unit with inset wash hand basin and mirror an shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.

Bedroom Two

A second spacious second double bedroom, with 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 and 8mm safety glass screen. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.



2 bed | £265,000

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. 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

Allocated Parking Space

The property comes with an allocated parking space.

Lease Information

Lease: 999 years from 1st June 2015
Ground rent: £495 per annum
Ground rent review: 1st June 2030

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 that can assist with service charges or living costs.
- 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.

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Additional Information & Services

- Broadband available
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- Electric room heating
- Mains drainage

