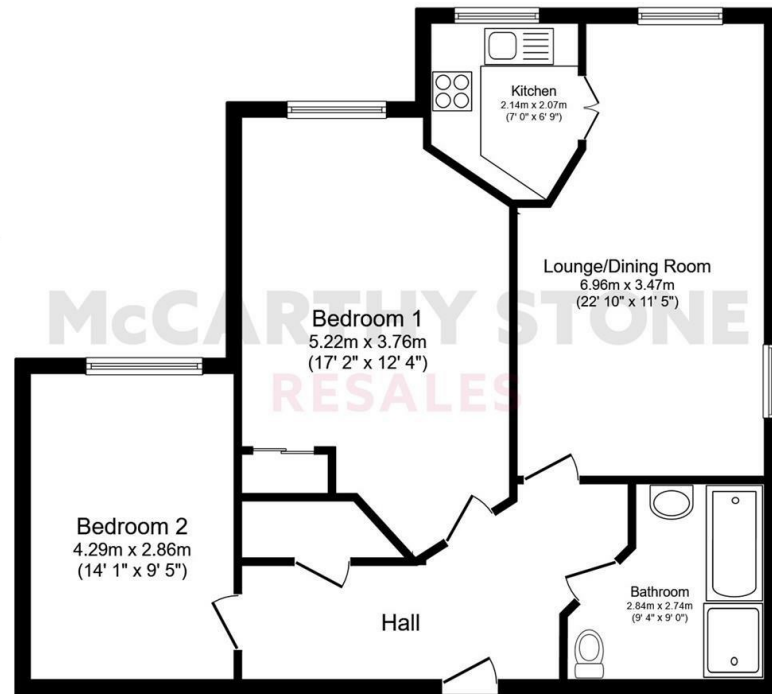


35 Talbot Court

Salop Street, Bridgnorth, WV16 5BR

PRICE REDUCED



Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(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	

PRICE REDUCTION

Asking price £135,000 Leasehold

A LUXURY TWO BEDROOM first floor over 70's RETIREMENT APARTMENT with UNDER-FLOOR HEATING and DOUBLE GLAZING throughout. Forms part of our EXCLUSIVE RETIREMENT LIVING PLUS range of properties.

The accommodation briefly comprises of two double bedrooms, master bedroom with built in wardrobes. Generous living room, with space for dining. Modern fitted kitchen with appliances and bathroom having slip resistant flooring with bath suite and shower.

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544



# Talbot Court, Salop Street, Bridgnorth

## 2 Bed | £135,000

PRICE  
REDUCED

### Talbot Court

Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court sits within the High Town, less than half a mile from the High Street where you will find lots of high street and independent shops.

Talbot Court is one of our Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges). For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm. Talbot Court has a homeowners' lounge which provides 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 a fee of £25 per night, subject to availability). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

### 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.

For more information speak with our Property Consultant today.

### Entrance Hallway

Solid wooden door with spy hole and letter box leads to a welcoming entrance hallway. Having the door entry system and emergency response intercom along with the wall mounted house alarm and smoke detector. From the hallway there is a door off to a storage cupboard which houses the hot water tank and heating system. Further doors from the hallway lead to both bedrooms, the living room and bathroom.

### Lounge

A very pleasant lounge benefiting from a feature fireplace with inset electric fire creating a great focal point for the room. Being dual aspect with windows to both the rear and side elevations letting in plenty of light. TV and telephone points with Sky/Sky+ connectivity. Two ceiling points. Raised electric power sockets. Oak effect door with glazed panels leads onto a separate kitchen.

### Kitchen

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap sits beneath a double glazed window. Waist high combination oven/microwave with space above for a freestanding microwave if required. Ceramic hob and extractor hood. Freestanding fridge/freezer and dishwasher.

### Master Bedroom

Double bedroom with built in mirror fronted wardrobe with

sliding doors. Ceiling lights, TV and phone point. Raised power sockets. Emergency pull-cord.

### Bedroom Two

A second double bedroom offering a variety of uses. Ceiling lights, TV and phone point. Raised power sockets. Emergency pull-cord.

### Bathroom

Wet room with suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Shaver point. Emergency pull cord. Slip resistant flooring.

### Service charge details

- 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.

Service charge: £13,558.19 per annum for financial year ending 30/09/2026.

### Parking

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.

### Lease Information

Lease term: 125 years from 1st June 2014  
Ground rent: - £510 per annum  
Ground rent review: 1st June 2029

### Additional Information and Services

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

