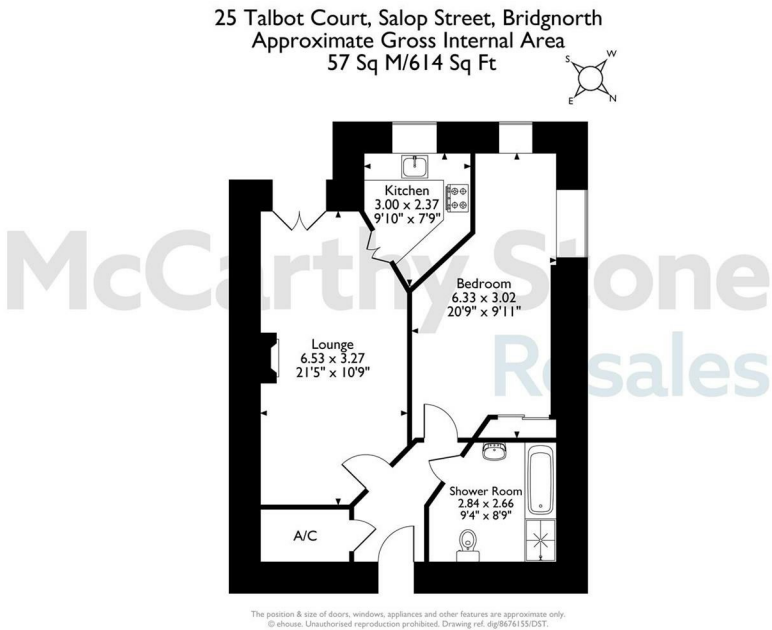




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



25 Talbot Court

Salop Street, Bridgnorth, WV16 5BR

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 25 Talbot Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A delightful one bed apartment. McCarthy Stone Retirement Living Plus for over 70's
- Landscaped gardens
- Homeowners' lounge and Table Service Restaurant
- Laundry room
- Guest suite for visiting friends and family
- Lift to all floors
- 24-Hour emergency call system in apartments and communal areas
- Staff on site 24hours a day
- Well Located for Amenities and Transport Links
- Pet Friendly

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

25 Talbot Court, Bridgnorth

 1 |  1 | Asking price £125,000

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 McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates 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 hours 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 a fee of £25 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 table service restaurant with freshly cooked meals provided everyday.

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 hallway
Front door with spy hole leads to a welcoming entrance hallway, having the 24-hour Tunstall emergency response system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

Living Room
A well-proportioned lounge benefits from a feature fireplace which makes a lovely focal point. A UPVC double glazed door leads to a walk out balcony with attractive views and being south facing. TV and telephone points (Sky/Sky+ connectivity - subscription fees may apply). Two ceiling points. Raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen
Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Double glazed window. Built-in oven with space above for a microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer. Vinyl flooring

Bedroom
Double bedroom with built in wardrobe. Ceiling lights, TV and phone point. Raised power sockets. Emergency pull-cord.

Bath/Shower Room
A wet room style bathroom 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: £10,001.61 per annum (up to financial year end 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 : £435 per annum
Ground rent review: 1st June 2029

Additional Information & Services

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

