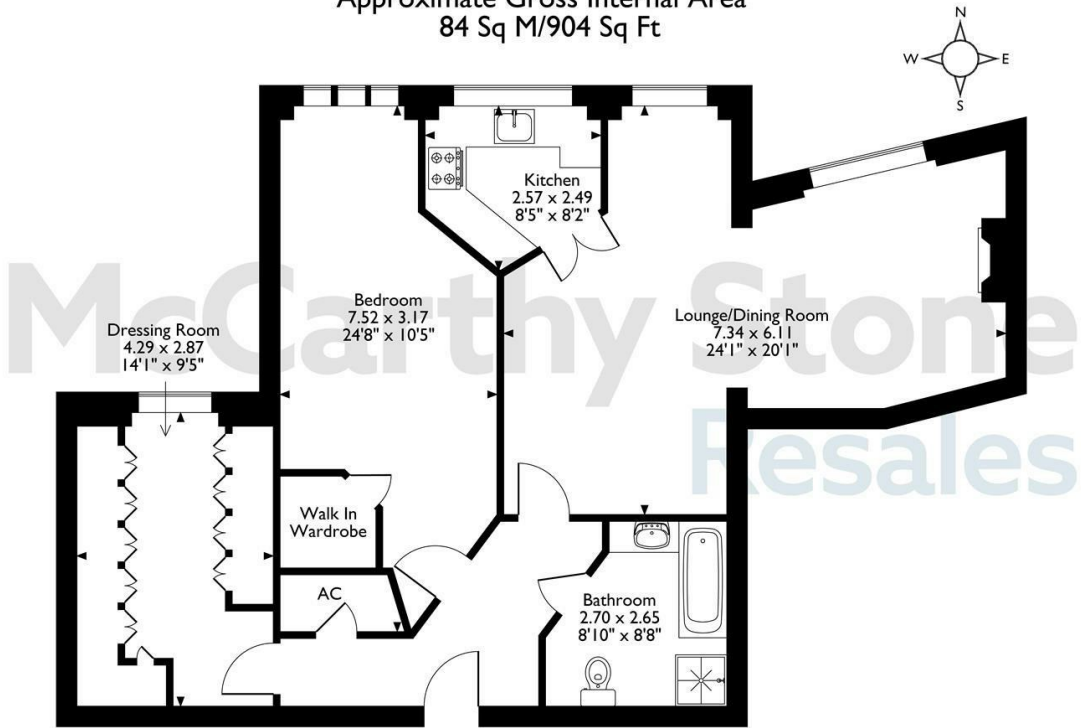


45 Talbot Court, Salop Street, Bridgnorth, Shropshire  
Approximate Gross Internal Area  
84 Sq M/904 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8648425/DST.

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	

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.



## 45 Talbot Court

Salop Street, Bridgnorth, WV16 5BR



**Asking price £180,000 Leasehold**

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# Talbot Court, Salop Street, Bridgnorth

## 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.



A freshly decorated, well-presented and fully carpeted apartment comprising:

## Entrance Hall

Front door with spy hole leads to the hallway from where there are doors to a walk-in storage cupboard/airing cupboard and to the bedrooms, living room and bathroom. In the hall is the 24-hour Tunstall emergency response and front security door entry system with intercom and a smoke detector.

## Living room

A well-proportioned, larger style living room with lounge and dining area, with UPVC double glazed windows with front aspect. Three ceiling lights, TV and telephone points. Modern “real” effect electric fire. Raised electric power sockets. An oak effect door with glazed panels leads to the kitchen.

## Kitchen

Fully fitted modern kitchen with ceramic tiled floor. Ceramic sink with lever tap. Double glazed window. Built-in Neff oven and microwave. Neff induction hob and extractor hood. Fitted integrated fridge with freezer box. Range of cupboards, drawers and corner unit. Overhead spot lights.

## Bedroom One

Spacious double bedroom with walk in wardrobe. Ceiling lights, TV and phone point. Raised power sockets. Emergency pull-cord. Double glazed window with front aspect.

## Bedroom Two/Dressing Room

Bedroom/Dressing Room with built in wardrobes to both sides, dressing table and desk work area. Ceiling lights, raised power sockets. Double glazed window with front aspect.



# 2 bed | £180,000

## 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. Overhead electric light and skylight. 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: £13,013.57 per annum for financial year ending 30/09/2025.

## 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

