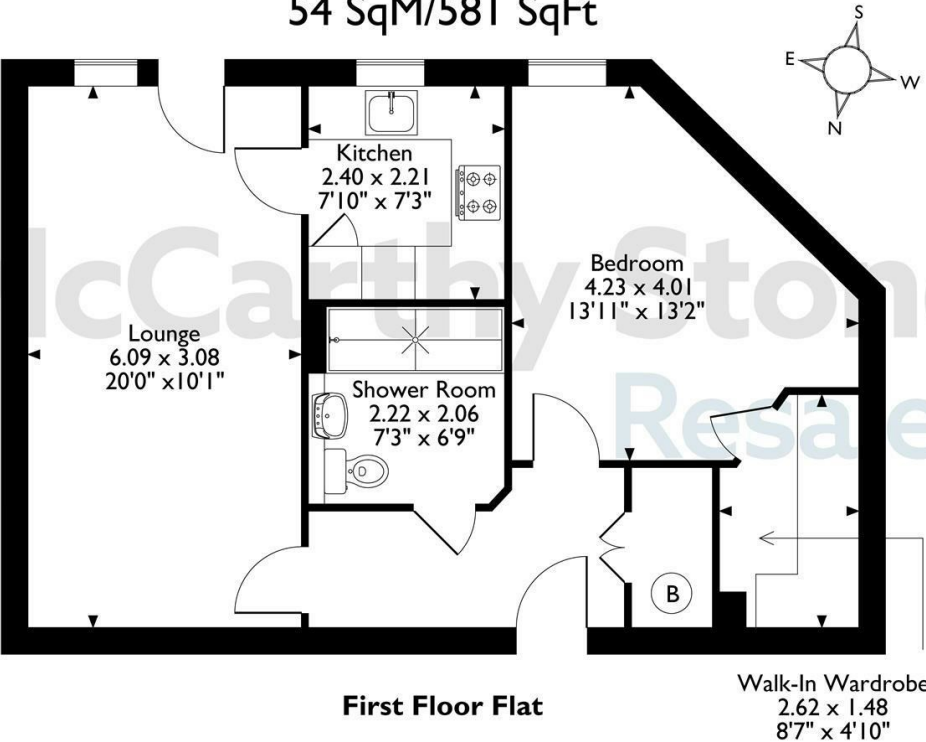


31 Joules Place, Stafford Street, Market Drayton
Approximate Gross Internal Area
54 SqM/581 SqFt



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



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.



31 Joules Place

Stafford Street, Market Drayton, TF9 1FA



Offers in the region of £215,000 Leasehold

A luxury ONE BEDROOM retirement apartment. Situated on the FIRST FLOOR of our prestigious JOULES PLACE development in MARKET DRAYTON. Having lifts to all floors.

The accommodation briefly comprises of a welcoming entrance hallway, a spacious living room/diner with JULIETTE BALCONY, modern fitted kitchen, a double bedrooms and a SHOWER ROOM.

Having the added benefit of having its own ALLOCATED PARKING SPACE

Call us on 0345 556 4104 to find out more.

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

Joules Place, Stafford Street, Market Drayton

1 bed | £215,000

Joules Place
Situating on Stafford Street in the historic town of Market Drayton, Joules Place is a superb Retirement Living development for the over 60's, offering 35 one bedroom and 18 two bedroom beautiful retirement apartments available for sale. These private retirement homes share attractive communal facilities and an amazing location close to the banks of the River Tern on the pretty Shropshire Union Canal, between Shrewsbury and Stafford. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep.

Easy independent living for the over 60s

All our retirement property for sale and Shared Ownership in Market Drayton is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

What's more, you can book the hotel-style guest suite to effortlessly host visitors in style—you can also holiday in our network of guest suites! Parking is available and well-behaved pets are welcome too.

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 Hall
The front door with spy hole leads to the large entrance hall, from where the 24-hour emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling spotlights are included. From the hallway, doors lead to the living room, bedroom, shower room and a good-sized storage/utility cupboard with a washer/dryer.

Living Room/Diner
The living room has ample space for lounge furniture and a dining table. Double glazed French doors open on to a Juliette balcony. It has TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, fitted carpets.

Kitchen
Located off the living room the kitchen is fitted with a wide range of pale grey base and wall units. Integrated oven, four ringed induction hob with extractor hood. A composite grey sink unit. A good range of power socket

Bedroom One
The spacious bedroom comes with a double-glazed window. TV and telephone points, fitted carpets and raised electric power points. A separate door opens into a walk-in wardrobe fitted with hanging rails and shelving.

Shower Room
The shower room has a fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin and cupboards beneath, and an illuminated mirror above. It also has contemporary half-height tiling to the walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting.

- Additional Information & Services**
- Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

Lease Information
Lease: 999 years from 1st Jan 2022
Ground rent £425 per annum
Ground rent review: 1st Jan 2037

Service Charge Details
Building and systems maintenance
Contract cleaning of communal areas
House Manager
Upkeep of gardens and grounds
Water rates to communal areas and apartments.
Electricity, heating, lighting and power to communal areas
Comprehensive insurance of the building and contents of communal areas
24hr emergency monitoring service
Contingency fund

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £3,685.31 for the financial year ending 28 Feb 2026

Parking
This apartment, comes with its own allocated parking space.

