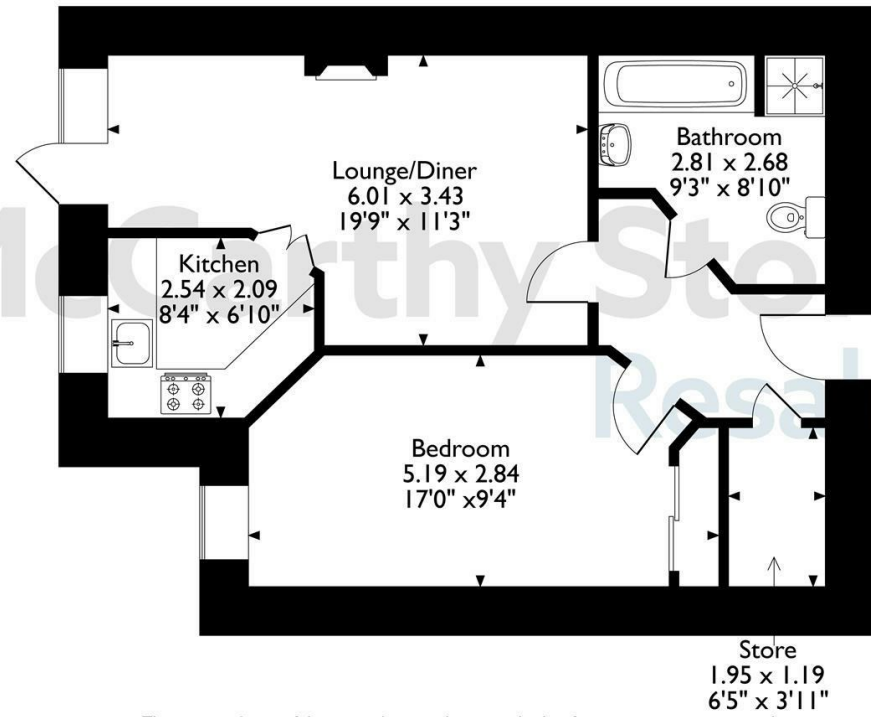


14 Talbot Court, Salop Street, Bridgnorth  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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		

## 14 Talbot Court

Salop Street, Bridgnorth, WV16 5BR



### Asking price £140,000 Leasehold

A wonderful one-bedroom ground floor retirement apartment, exclusively designed for the over 70s, offering a perfect blend of comfort, convenience and independent living within a welcoming community setting.

The apartment features an inviting lounge, thoughtfully laid out to provide both relaxation and dining space. From here, there is direct access to a private patio area, an ideal spot for enjoying fresh air, outdoor seating, or simply unwinding while taking in the pleasant views of the beautifully landscaped communal gardens.

The property is designed with ease of living in mind, with well-proportioned accommodation throughout, creating a peaceful and secure environment tailored to retirement living.

**Call us on 0345 556 4104 to find out more.**

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

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# Talbot Court, Salop Street, Bridgnorth

## 1 bed | £140,000

### 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 the where the 24-hour Tunstall emergency response system is situated. 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 and inviting lounge, designed to offer both comfort and versatility, features an attractive fireplace which acts as a focal point to the room, adding warmth and character. Double glazed French doors provide direct access onto a private patio area, creating an easy flow between indoor and outdoor living.

The room is well equipped for modern convenience, with TV and telephone points installed, along with Sky/Sky+ connectivity (subject to subscription fees), offering a range of entertainment options. Two ceiling light points ensure the room is well illuminated, while raised electrical power sockets provide practical and easily accessible power solutions throughout the space.

Stylish partially glazed double doors lead through to the separate kitchen, helping to maintain a sense of openness while still allowing the kitchen area to be neatly contained.

### Kitchen

A fully fitted modern kitchen, thoughtfully designed with both style and practicality in mind, featuring a durable tiled floor that offers a sleek finish while being easy to maintain. The kitchen is well laid out to maximise efficiency and storage, creating a highly functional cooking space.

A stainless steel sink with a contemporary lever tap is positioned beneath a double glazed window, allowing natural light to brighten the room while providing a pleasant outlook. Cooking facilities include a built-in oven, with a convenient space above designed to accommodate a microwave, ensuring excellent use of available work and storage areas.

Further appliances include a ceramic hob with an extractor hood above, providing effective ventilation and a streamlined cooking arrangement. The kitchen is completed with a fitted integrated fridge/freezer, neatly incorporated into the cabinetry to maintain a clean, cohesive and modern appearance throughout.

### Bedroom

A well-proportioned double bedroom offering a comfortable and peaceful setting, featuring a built-in wardrobe that provides convenient and space-efficient storage. The room is designed with ease of living in mind and benefits from a bright and welcoming feel throughout.

Ceiling lighting ensures the space is well illuminated, while TV and telephone points are thoughtfully positioned to accommodate modern connectivity needs. Raised electrical power sockets add an extra level of practicality and accessibility.

For added peace of mind, the bedroom is also fitted with an emergency pull-cord system, providing an important safety feature and reassurance for residents.

### Bathroom

A well-appointed, accessible wet room style bathroom designed

with comfort, safety, and practicality in mind, featuring a modern suite that includes a low-level bath alongside a level-access shower area for ease of use. The layout is thoughtfully arranged to provide both convenience and flexibility, catering to a range of needs.

The room also includes a WC and a stylish vanity unit with an integrated wash basin, offering useful storage beneath and a clean, contemporary finish. Above the basin is a fitted mirror, enhancing both light and functionality within the space.

Additional features include a shaver point for everyday convenience, as well as an emergency pull-cord system, providing an important safety feature and peace of mind. The overall design combines practicality with a modern, easy-to-maintain finish, ideal for assisted or independent living.

### Lease Length

Lease: 125 years from 1st June 2014

Ground rent: £435 per annum

Ground rent review: 1st June 2029

### Service Charge (breakdown)

- 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.

Annual Service charge: £10,001.61 for the financial year ending 30/09/2026.

### Parking Permit Scheme (subject to availability)

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.

### Additional Information & Services

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

