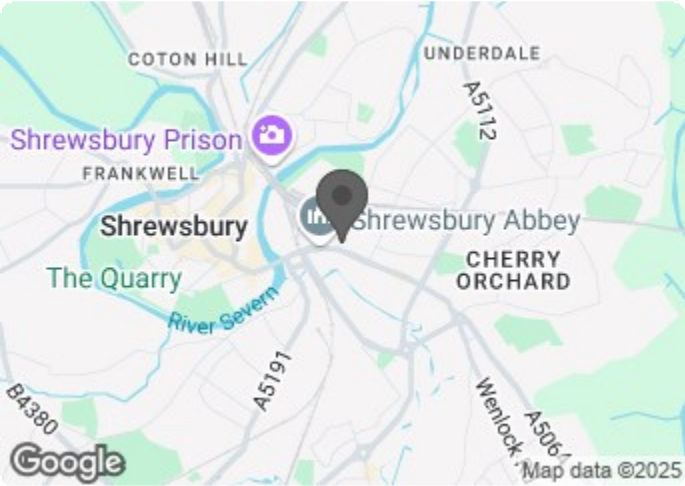


Second Floor
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

43 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL



Asking price £335,000 Leasehold

* TWO BEDROOM retirement apartment in our prestigious STIPERSTONES COURT development and also benefits from two WC's.
MUST BE VIEWED TO FULLY APPRECIATE
Part of our Retirement Living Plus range

Call us on 0345 556 4104 to find out more.

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.



Stiperstones Court, 167-170 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AL

Stiperstones Court

Stiperstones Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. With an enviable location just over half a mile east of Shrewsbury town centre, Stiperstones Court is ideally situated with everything you'll need on your doorstep. Shrewsbury's status as a medieval county town means it is steeped in historical importance - with Abbey Foregate right at the heart of this. Abbey Foregate is one of the oldest roads and suburbs of the beautiful market town, which dates back to the fifth and sixth centuries. McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) is facilitated to provide its homeowners' with extra care. An Estate's 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 hour's 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 (for additional fee 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 waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.



Entrance hall

Front door with spy hole leads to an imposing and expansive reception hall. Off the hallway there is a door to cloakroom with WC and wash hand basin, there is also a very useful storage cupboard which houses the hot water system and ideal as an airing cupboard. The door entry system and 24 hour emergency system is also situated here. For ease of night time use the light switches in the hall are illuminated, there is a smoke detector and wall mounted thermostat. All other doors lead to the living room, both bedrooms and shower room.

Living room

A very good size living room with dual aspect. The living room provides ample room for dining and there are double glazed windows with a very pleasant outlook. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed door leads into a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Master Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Feature double glazed window.

Bedroom Two

A good sized second double bedroom with double glazed window. Central ceiling light fitting. TV point. Power sockets.



2 bed | £335,000

Shower Room

Full wet room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

Service charge details

- 24-Hour on-site staffing
- Subsidised meal costs
- 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: £13,607.38 (for financial year ending 30/09/2025).

Lease details

250 year lease commencing 1st Dec 2014

Ground rent £510 per annum
Ground rent review: 1st Dec 2029

Parking

Parking is by allocated space 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

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

