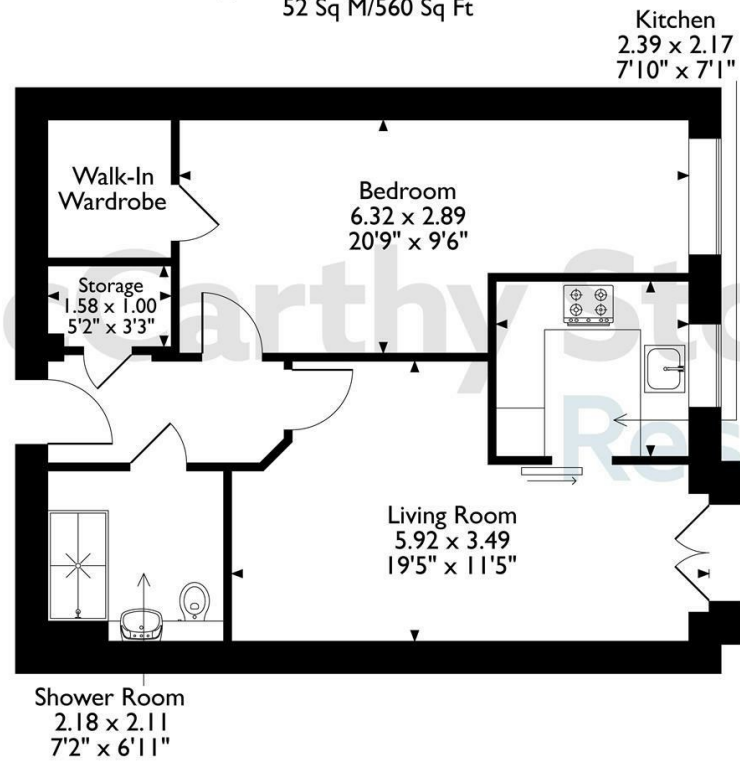
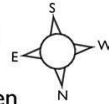


22 St. Clements Court, South Street, Atherstone, Warwickshire  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



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>90</b>	<b>90</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.



## 22 St Clements Court

South Street, Atherstone, CV9 1GD



### Asking price £135,000 Leasehold

A bright and spacious one-bedroom retirement apartment, exclusively designed for residents aged 60 and over, offering comfortable and secure living in a highly desirable setting. The apartment enjoys an attractive outlook over beautifully maintained communal gardens and overlooks the bowling green, providing a peaceful and pleasant environment to relax and enjoy.

Situated within St Clements Court, this well-regarded retirement development offers an ideal place to enjoy retirement living, combining independence with the reassurance of a supportive community. Residents benefit from convenient access to a range of nearby amenities, including local shops, a pharmacy, cafés, and banks, all within easy reach.

This charming apartment presents an excellent opportunity for those seeking a relaxed and low-maintenance lifestyle in a welcoming environment and is highly recommended for an early viewing.

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

# St Clements Court, South Street, Atherstone, Warwickshire, CV9 1GD

## St Clements Court

St Clements Court is a McCarthy and Stone Retirement Living development, made up of 36 one and two bedroom apartments.

Found in the quiet town of Atherstone, this development is an ideal place to spend your retirement with convenient access to local shops which include a Co-Op, Superdrug, Aldi and pharmacy - as well as independent coffee shops and banks. A local dental practice and doctor's surgery is also nearby.

The development offers a homeowners' lounge which is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## 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 Hall

A front door with spy hole and letter box opens into the spacious entrance hall. From the entrance hall you have a door off to a good size storage cupboard. All other doors lead to shower room, bedroom, and living room. Emergency speech module and pull-cord. Smoke detector. The apartment is fitted with a Ventilation system throughout, and has its own Gledhill Boiler.

## Living Room

The living room is beautifully presented in a contemporary style, finished to an exceptionally high standard with attention to detail throughout. The space benefits from an abundance of natural light, enhanced by large double-glazed doors that opens to a Juliette balcony, creating a bright and airy atmosphere.

The room is well-equipped for modern living, featuring a TV connection point with Sky+ capability (subscription fees may apply), as well as a dedicated telephone point. Multiple conveniently positioned power sockets are installed to accommodate a range of electrical appliances and entertainment systems. Overhead, centrally located ceiling light fittings provide ample illumination.

A stylish part-glazed internal door leads seamlessly into the separate kitchen, maintaining a sense of openness while preserving the distinction between living and cooking areas.

## Kitchen

The kitchen is thoughtfully designed and fully fitted, offering a comprehensive range of contemporary wall-mounted and base units that provide ample storage while maintaining a sleek and cohesive appearance. The layout is both practical and stylish, making efficient use of the available space.

Integrated appliances include a built-in fridge, seamlessly incorporated within the cabinetry for a streamlined finish, as well as a waist-height oven for ease of access and convenience. A modern four-ring induction hob is set into the work surface, complemented by a chrome extractor hood above, providing both functionality and a polished aesthetic.

The kitchen also features a stainless steel sink unit complete with drainer and a modern mixer tap, ideal for everyday use. The flooring is finished with durable tiles, which continue into a coordinated tiled splashback, offering both easy maintenance and a clean, contemporary look.

## Bedroom

This generously proportioned bedroom is both spacious and exceptionally bright, offering a comfortable and relaxing environment. Natural light floods the room through a large double-glazed window, enhancing the sense of space while also providing excellent insulation and noise reduction.

A standout feature of the room is the substantial walk-in wardrobe, offering extensive storage and hanging space, ideal for keeping the

# 1 bed | £135,000

bedroom uncluttered and well-organised.

Additional features include a centrally positioned ceiling light fitting, providing ample illumination, as well as dedicated TV and telephone points, ensuring the room is well-equipped for modern living and convenience.

## Shower Room

The shower room is fully tiled throughout, creating a sleek, modern finish while also ensuring durability and ease of maintenance. It is well-appointed with a contemporary vanity unit incorporating a wash hand basin, offering both practical storage and a clean, streamlined appearance. A low-level WC is also fitted, complementing the overall design.

Having a spacious double-width shower enclosure, providing a comfortable and luxurious showering area, complete with modern fittings.

Additional benefits include a heated towel rail, ideal for keeping towels warm and the space comfortably heated, as well as an emergency pull-cord for added safety and peace of mind. The room is further enhanced by a fitted wall mirror and an integrated wall-mounted heater, ensuring both convenience and comfort.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 House Manager.

Annual service charge: £3,166.27 for financial year ending 30/09/2026.

## Lease Information

Lease: 125 years from 1st Jan 2015  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2030  
Managed by: McCarthy and Stone Management Services  
Ground Rent Review 01/01/2030

## Additional Information & Services

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

