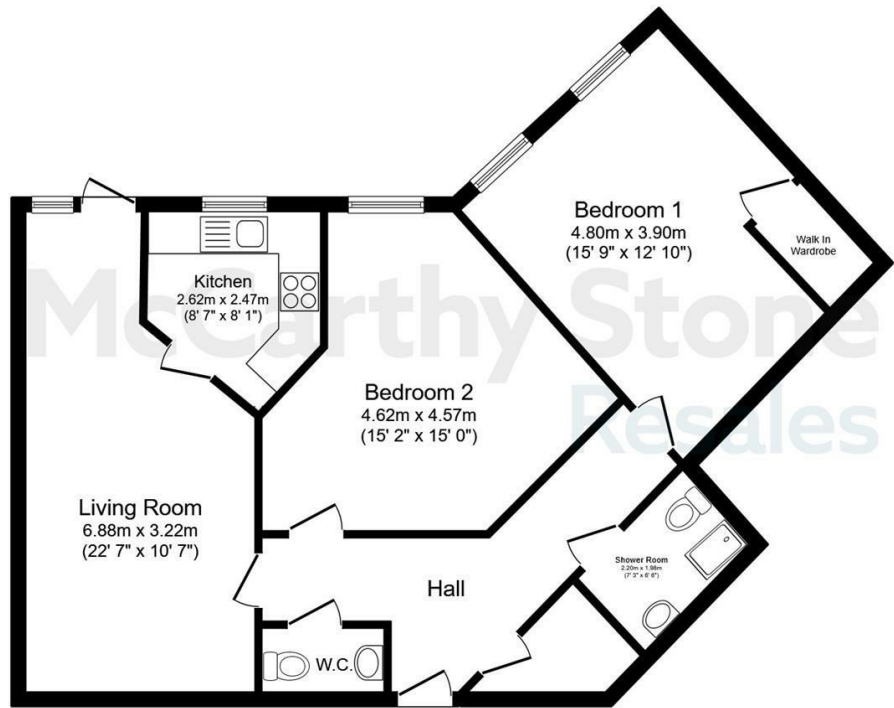
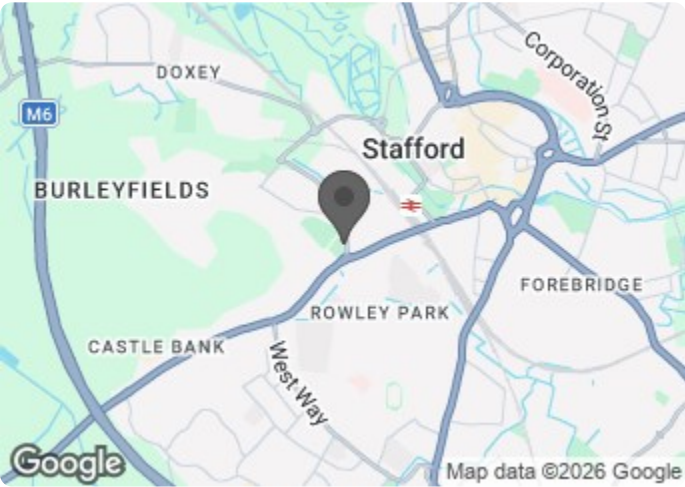




Total floor area 77.8 sq.m. (837 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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	

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12 Deans Park Court
Kingsway, Stafford, ST16 1GD



Asking price £270,000 Leasehold

A beautifully presented luxury retirement apartment featuring two spacious double bedrooms.

Situated within the prestigious Deans Park Court Retirement Living Plus development, this exceptional apartment offers both comfort and convenience for the over-70s.

Designed with practicality in mind, the property benefits from generous storage throughout, including a walk-in wardrobe in the principal bedroom. Patio doors from the living area provide direct access to the attractive communal gardens, creating a bright and peaceful living environment.

This apartment forms part of our Retirement Living Plus collection, offering independent living with the reassurance of additional support and services when required.

Call us on 0345 556 4104 to find out more.

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

Deans Park Court, Kingsway, Stafford, Staffordshire, ST16 1GD

Deans Park Court
Deans Park Court, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 31 one bedroom and 33 two bedroom apartments, all of which benefit from spacious living spaces with ample storage and a range of features to make daily living easier, including slip resistant bathroom flooring and raised sockets and ovens.

The Estate 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. 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 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.

Located close to Stafford town centre, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Stafford is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M6 motorway just over a mile from the development site, and the local train station also just around half a mile away, meaning that you and those you love won't have any problem travelling to and from your new retirement apartment.

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
The front door, fitted with a spy hole, opens into a spacious and welcoming reception hall. A useful storage cupboard houses the hot water cylinder and Vent-Axia ventilation system. The hallway also features the secure door entry system, emergency call system and a mains-wired smoke detector. The heating in hallway has been upgraded to an off peak, intelligent, modern electric heater.

From the reception hall, doors lead to the living room, both double bedrooms, the guest cloakroom, and the wet room, creating a practical and well-planned layout.

Living Room
An oak-effect glazed door from the hallway opens into a bright and spacious living room. The room benefits from two ceiling light fittings, TV and telephone points (including Sky/Sky+ capability), and ample power sockets. The heating to the living room has been upgraded to an off peak, intelligent, modern electric heater.

A part-glazed door leads through to the separate kitchen, while a glazed patio door opens onto a private patio area with direct access to the beautifully maintained communal gardens, providing the perfect space to relax and enjoy the peaceful surroundings..

Kitchen
The contemporary fitted kitchen is beautifully appointed with a range of sleek high-gloss wall and base units, providing ample storage and workspace. A UPVC double-glazed electrically operated window above the sink unit with drainer and mixer tap allows plenty of natural light.

Integrated appliances include an electric oven, four-ring ceramic hob with extractor hood over, fridge, freezer and dishwasher, creating a practical and stylish space. The kitchen is finished with a tiled floor and a central ceiling light fitting.



2 bed | £270,000

Principal Bedroom
A generously proportioned double bedroom featuring a floor-to-ceiling window that floods the room with natural light. The room benefits from a spacious walk-in wardrobe fitted with hanging rails and shelving, while also offering ample space for additional freestanding furniture if desired. Complete with TV and telephone points, plus an emergency response pull cord for added peace of mind.

Bedroom Two
A second double bedroom having TV and telephone point. Emergency response pull cord. Offering a variety of different uses.

Shower room
Purpose built wet room style shower room with slip resistant flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

Guest WC
Separate guest wc with white suite comprising sink built in to a vanity unit and a WC. Part tiled walls and tiled floor.

Service Charge (breakdown)

- 1 Hours domestic assistance.
- Subsidised meals
- Free laundry use
- Cleaning of communal windows and all external apartment 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: £12,244.66 for the financial year ending 31/03/27.

Lease Information
Lease: 999 years from 1st Jan 2019
Ground rent: £510 per annum
Ground rent review: 1st Jan 2034

Parking
This apartment comes with an allocated parking space, conveniently located close to the main entrance.

Additional Information & Services

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

