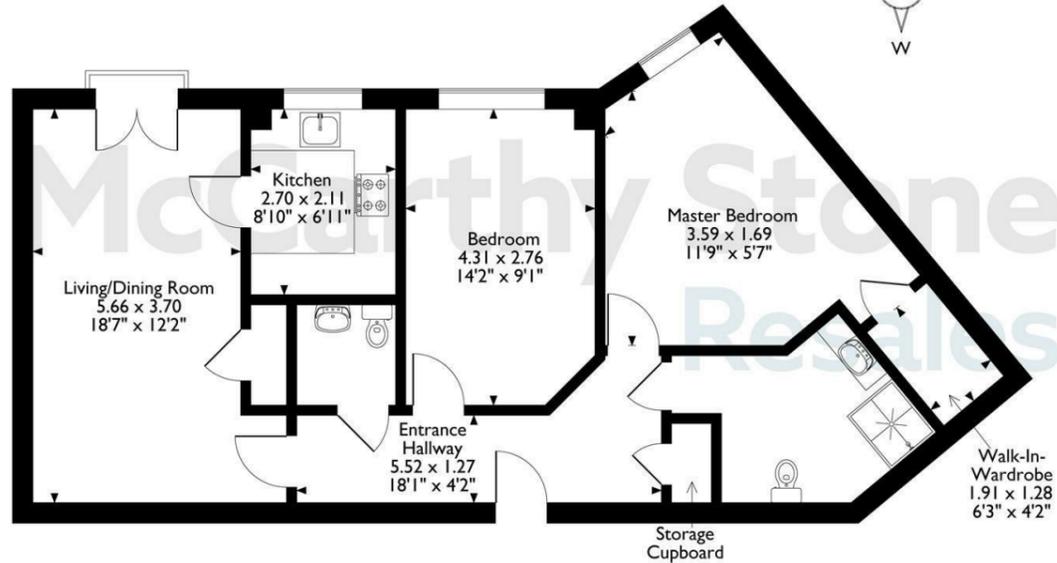
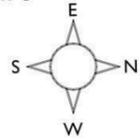


35 Deans Park Court, Kingsway, Stafford, Staffordshire
Approximate Gross Internal Area
74 Sq M/797 Sq Ft

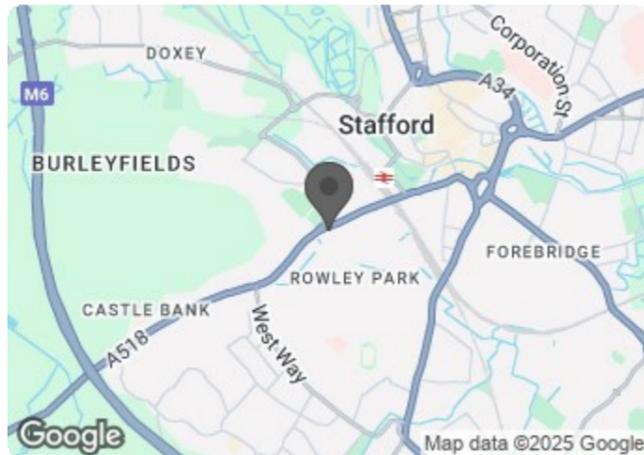


The position & size of doors, windows, appliances and other features are approximate only.
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35 Deans Park Court
Kingsway, Stafford, ST16 1GD



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	



Asking price £290,000 Leasehold

A beautifully presented TWO BEDROOM LUXURY APARTMENT offering generous proportions and must be viewed to fully appreciate the accommodation on offer. With modern and neutral decor throughout complimented by attractive feature walls.

This apartment provides ample STORAGE with a WALK IN WARDROBE to the master bedroom. With the added benefit of a JULIETTE BALCONY having ATTRACTIVE VIEWS over the beautifully maintained LANDSCAPED GARDENS. The apartment further benefits from it's own ALLOCATED PARKING SPACE, which is situated to the front of the development.

The property forms part of our McCarthy Stone Retirement Living PLUS range of properties FOR OVER 70's.

Call us on 0345 556 4104 to find out more.

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

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.



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.

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. 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.

It is a condition of purchase that residents must meet the age requirement of 70 years or 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 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 Hallway

Front door with spy hole leads to the entrance hall. Having doors to the walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, bedrooms and guest WC.

Living Room

A glass panelled door leads from hallway to a spacious living room. Having modern and neutral decor with an attractive feature wall. Having the benefit of French door to a Juliette Balcony with lovely garden views. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door lead into a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall

2 bed | £290,000

units. UPVC double glazed electrically operated window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Master Bedroom

A beautiful double bedroom with a double glazed window providing lots of natural light. Further benefits include a walk-in wardrobe housing rails and shelving. TV and telephone point. Emergency response pull cord.

Bedroom Two

A second generous double bedroom having TV and telephone point. Emergency response pull cord.

Shower Room

Purpose built wet room with slip resistant flooring, tiled walls and fitted suite comprising; showering area, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

Guest WC

A separate cloak with white suite comprising sink built in to a vanity unit and a WC. Part tiled walls and tiled floor.

Parking

This apartment comes with it's own allocated parking space

Service Charge (breakdown)

- 1 Hours domestic assistance.
- 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.

Service charge: £11,364.09 per annum (for financial year ending 28/02/26).

Lease Information

Lease : 999 years from 1st Jan 2019

Ground rent: £510 per annum

Ground rent review date: 1st Jan 2034

Additional Information & Services

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

