

stiperstones Court



McCarthy & Stone

RESALES



30 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL
Asking price £215,000 Leasehold

For further details
please call 0345 556 4104

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*A VERY WELL PRESENTED ONE BEDROOM MODERN APARTMENT WITH WALK OUT BALCONY OVERLOOKING THE MAIN GARDENS * NO ONWARD CHAIN * PART OF McCARTHY & STONE'S RETIREMENT LIVING PLUS RANGE (previously known as Assisted Living).*

Apartment

First floor apartment in our prestigious Stiperstones Court development. The property is ideally positioned with its own walk out balcony area and views over the gardens. The property boasts under-floor heating throughout, good size rooms all offering pleasant outlooks and luxury shower room. Early viewing recommended.

Stiperstones Court

Stiperstones Court is one of McCarthy & Stone's 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 & Stone's 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 (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.

Entrance Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Wall mounted thermostat. Doors lead to the living room, bedroom, and wet room.

Living room

This living room is complimented by a walk out balcony with double glazed french doors which looks out over the mature main gardens. Modern feature fireplace with inset electric fire creating a great focal point for the room. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed oak effect double doors lead into a separate kitchen.

Kitchen

A modern fitted kitchen with a range of white 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. Central ceiling light fitting. Tiled floor.

Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Large double glazed window. Emergency response pull cord.

Shower Room

Fully tiled wet room with slip resistant flooring, with a 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
- 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.

Ownership details

250 year lease commencing 1st Dec 2014

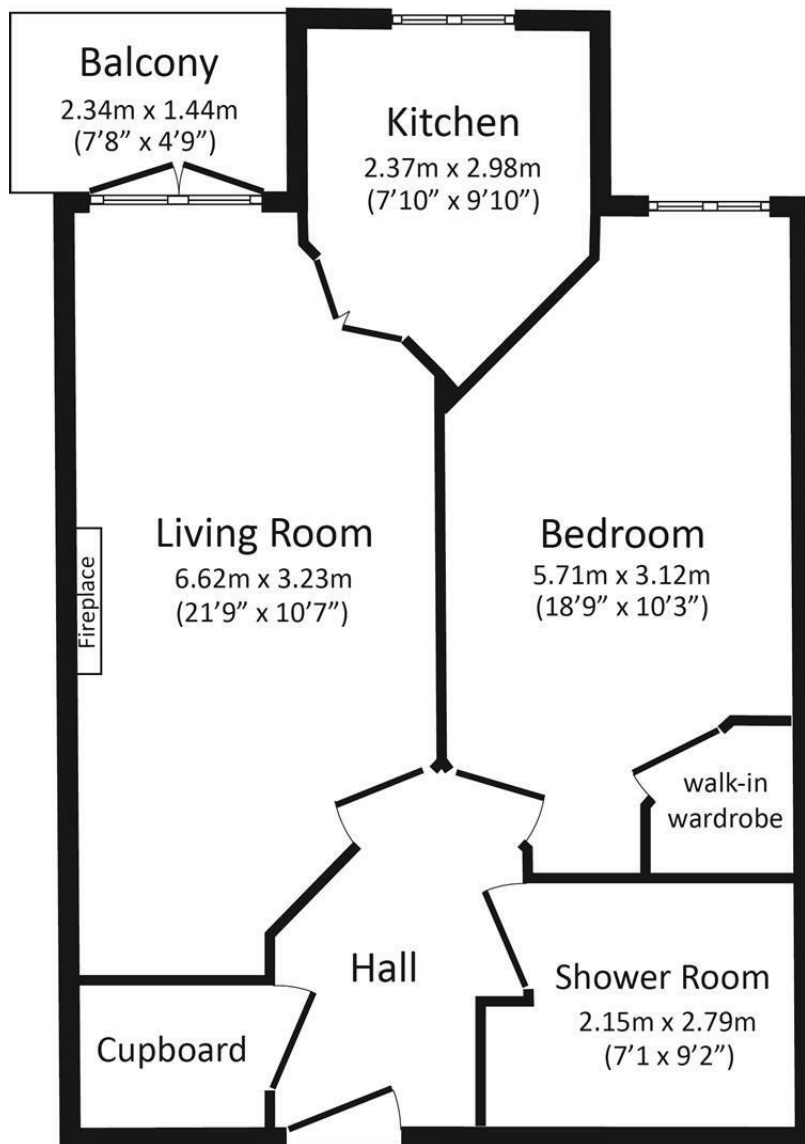
Ground rent of £435 per annum

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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