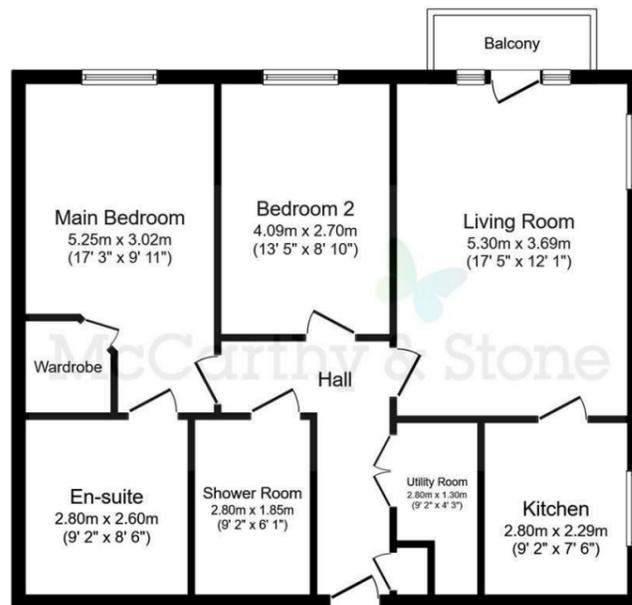


# McCARTHY STONE RESALES

## 16 HUMPHREY COURT, THE OVAL, STAFFORD, ST17 4SD

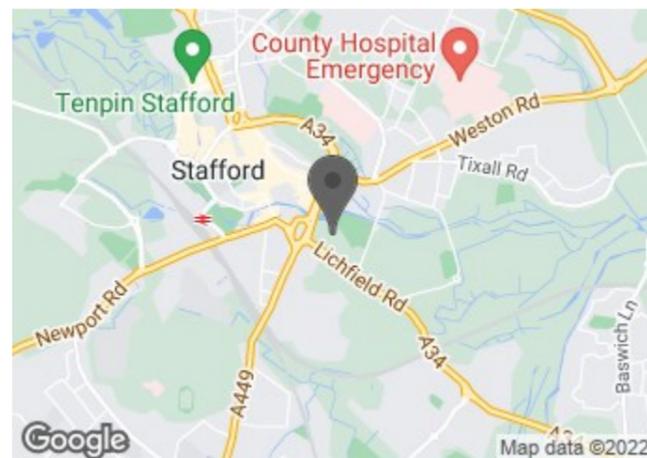


Floor Plan

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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			

# McCARTHY STONE RESALES

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**\*\*LUXURY TWO BEDROOM RETIREMENT APARTMENT WITH EN-SUITE BATHROOM LOCATED IN AN END POSITION ON THE FIRST FLOOR & WITH ITS OWN DESIGNATED PARKING\*\*** McCarthy & Stone Resales are delighted to offer this highly desirable two bedroom apartment within our prestigious Humphrey court development.

### ASKING PRICE £270,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# HUMPHREY COURT, THE OVAL, STAFFORD, STAFFORDSHIRE, ST17 4SD

## HUMPHREY COURT

Humphrey Court is located in the heart of Stafford. Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town. There is a wide range of national and independent shops on the high street, combined with the Guildhall Shopping Centre also in the town centre. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out. Humphrey Court has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (in selected apartments). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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 and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise 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). It is a

condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALLWAY

Front door with letter box and spy hole opens into a good size hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms, cloakroom and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

## LIVING ROOM

Oak effect part glazed panel door leads to a large rectangular shaped dual aspect lounge with window to the side and french doors to a walk out balcony enjoying a south facing outlook. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

## KITCHEN

Oak effect part glazed panel door leads to a large rectangular shaped lounge with Juliette balcony enjoying a west facing outlook. Feature fireplace with inset electric fire. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

## MASTER BEDROOM

A large master bedroom with a walk in wardrobe and door to a large en-suite bathroom. CentA large master bedroom with a walk in wardrobe and door to a large en-suite bathroom. Cent

## EN-SUITE

A modern fully tiled en-suite bathroom comprising white suite with bath and shower over with grab rails; Vanity unit with inset wash hand basin and mirror an shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.



## 2 BED | £270,000

## BEDROOM TWO

This is a spacious second double bedroom. It has a central ceiling light fitting. TV point. Power points. Floor to ceiling window with half opener. Currently used as a study.

## SHOWER ROOM

Fully tiled shower room with double size shower unit. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.

## SERVICE CHARGE DETAILS

- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,875.12 pa (for financial year ending 10/22)

## OWNERSHIP DETAILS

999 years from 1st June 2015  
Annual fee £495

## ALLOCATED PARKING SPACE

The apartment owns its own parking space.

