McCarthy & Stone
RESALES

19 Talbot Court Salop Street, Bridgnorth, WV16 5BR
Asking price £255,000 Leasehold

For further details
please call 0345 556 4104

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A LUXURY TWO BEDROOM first floor over 70's RETIREMENT APARTMENT with UNDER-FLOOR HEATING throughout. The property has a pleasant front aspect which is light and airy and is not overlooked. Forms part of our EXCLUSIVE RETIREMENT LIVING PLUS range (known previously as Assisted Living).

Talbot Court

Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court sits within the High Town, less than half a mile from the High Street which is a relatively easy level walk to get to where you will find lots of high street and independent shops along with a Sainsburys supermarket which is only 200 meters away and the Budgen convenience store is right next door to the development. For further convenience The Bridgnorth GP Medical Practice is only 400 meters away and this is next to Bridgnorth Community Hospital.

Talbot Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship
(please speak to the Property Consultant for further details and a breakdown of charges).
For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.
Talbot Court has a homeowners' lounge which leads out to a sunny patio and grassed garden area with extensive views over the town, and a garden courtyard with mature shrubs. The Lounge provides a superb venue for socialising with friends and family and in addition to this there is also the 'Function room' which can be booked by residents for private parties or for social activities (including Scrabble group and Bridge Club). There is also a piano for musical evenings. 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). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

Entrance Hallway

Front door with spy hole leads to the hallway with wall mounted house alarm, smoke detector and emergency intercom and security door entry system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the bedrooms, living room and bathroom.

Living room

A very generously sized dual aspect living room with ample room for dining. Twin ceiling lights, power points and TV/satellite connections. Oak effect glazed doors lead off to the kitchen. Ceiling light fitting, TV and telephone points.

Kitchen

A modern fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Stainless steel sink with lever tap sits beneath double glazed window. Integrated fridge and freezer. Easy access waist high oven with side opening door and space on top for microwave, Induction hob with extractor hood above. Ceiling spot lights and under-cupboard lighting. Tiled floor.

Bedroom one

Double bedroom with central ceiling light fitting. Built in mirror fronted double wardrobe.
TV and telephone point. Power points. Double glazed window.

Bedroom two

Second double bedroom with central ceiling light fitting.
TV and telephone point. Power points. Double glazed window. Currently used as a dining room.

Bathroom

Wet room with slip resistant flooring. Low level bath with hand grips. Level access shower with grab rails and shower curtain. WC. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord.

Service charge details

- Cleaning of communal windows
- Subsidised Meal Costs
- 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

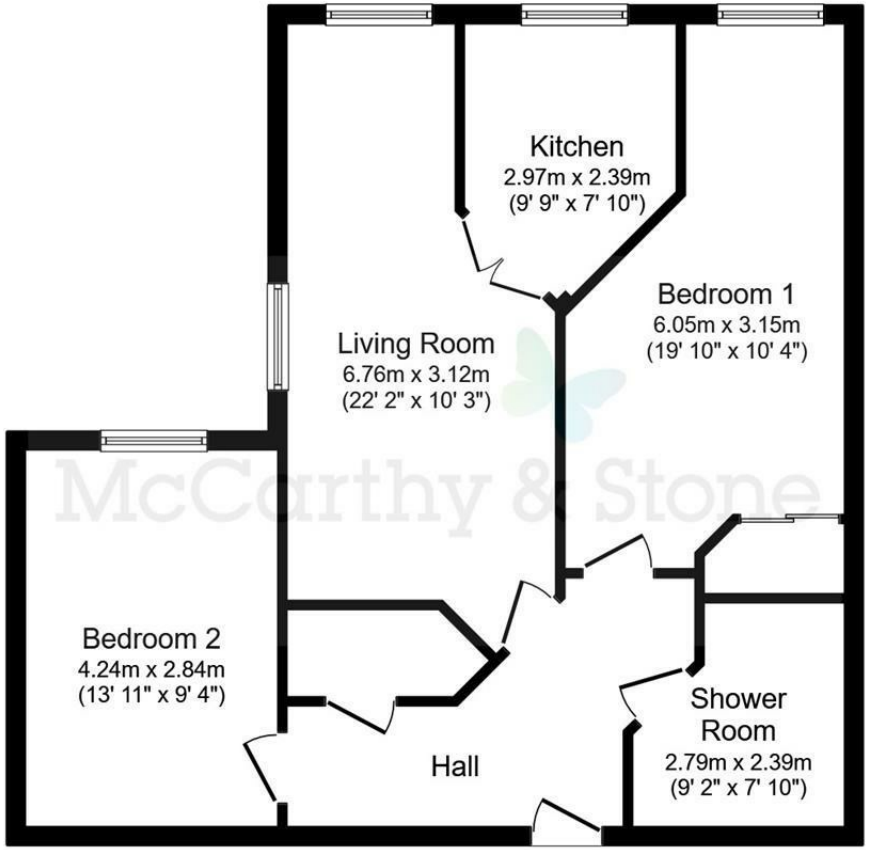
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Ground rent and Ownership details

125 years from 1st Jan 2011
£510 per annum

Parking

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. (There are currently spaces available)



Floor Plan

Total floor area 69.2 sq. m. (745 sq. ft.) approx

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

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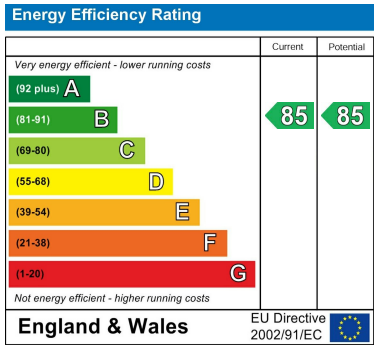

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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

The Property Ombudsman
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