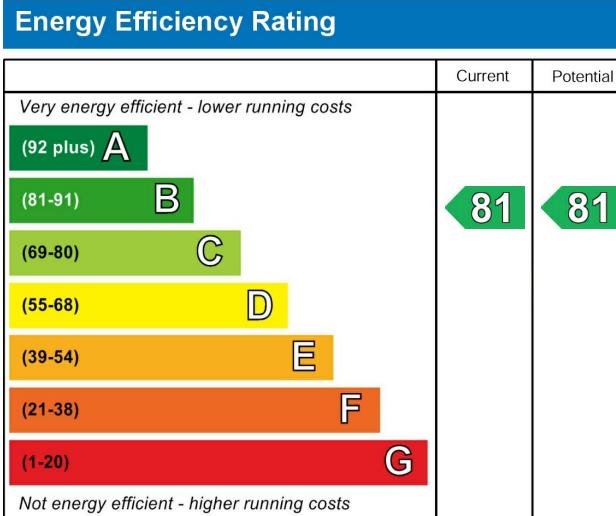
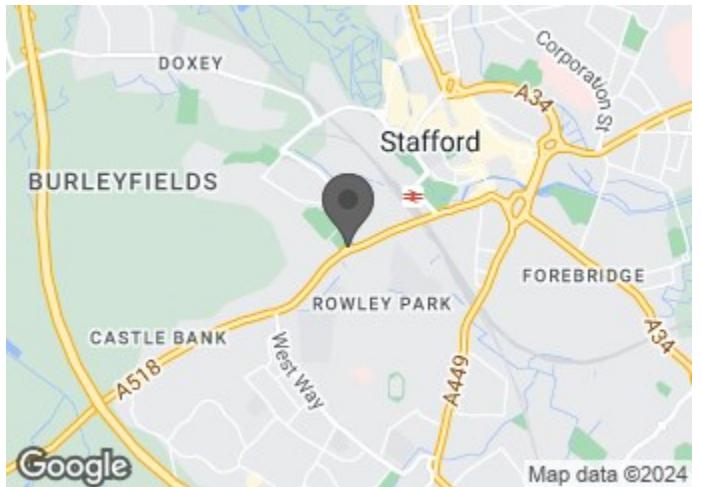


GROSS INTERNAL  
FLOOR AREA 411 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 411 SQ FT / 38 SQM	Deans Park Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/02/23
	<b>photoplans</b>

## COUNCIL TAX BAND: D



## McCARTHY STONE RESALES

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.



## 11 DEANS PARK COURT

KINGSWAY, STAFFORD, ST16 1GD



Luxury DUAL ASPECT CORNER PLOT having TWO BEDROOMS, SHOWER ROOM and GUEST WC.  
\*\*FIRST YEARS SERVICE CHARGE PAID BY VENDOR\*\*

Beautifully presented Retirement apartment within our PRESTIGIOUS DEANS PARK COURT development.

This apartment provides ample STORAGE with WALK IN WARDROBE in master bedroom and the added benefit of PATIO DOOR TO GARDENS. The property forms part of our Retirement Living plus range of properties.

### PRICE REDUCTION

**OFFERS IN THE REGION OF £270,000**

For further details, please call **0345 556 4104**

[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# DEANS PARK COURT, KINGSWAY,

## DEANS PARK COURT

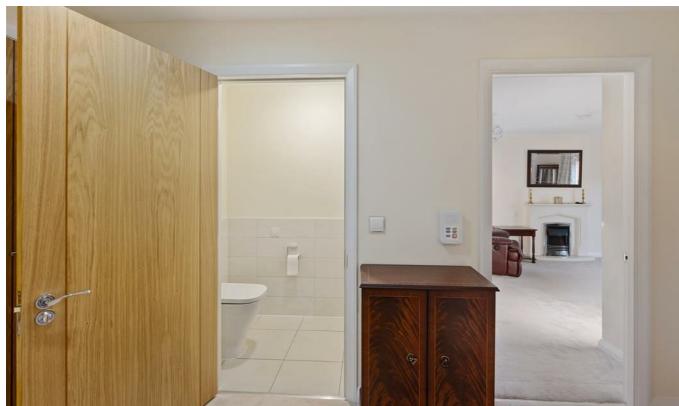
Deans Park Court, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 31 one bedroom and 33 two bedroom apartments, all of which benefit from spacious living spaces with ample 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.



## ENTRANCE HALLWAY

Front door with spy hole leads to a very good size reception hall. There are doors off to two storage cupboards one of which houses the Hot water tank and the Ventaxia ventilation system and also providing lots of storage facility. The door entry and emergency response system are located in the hallway. Mains wired smoke detector. Wall mounted thermostat. Further doors lead to the living room, both bedrooms, cloakroom, and wet room.

## LIVING ROOM

An oak effect glass paneled door leads from the hallway to a dual aspect living room with door to communal gardens with patio area. Two ceiling lights, Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door leads into a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall 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 and integrated dishwasher. Central ceiling light fitting. Tiled floor.

## BEDROOM 1

Generous double bedroom with floor to ceiling window providing lots of light. Further benefits include a walk-in wardrobe housing rails and shelving. Space for further free standing wardrobes if required. TV and telephone point. Emergency response pull cord.

## BEDROOM TWO

A second 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; 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.



# 2 BEDROOMS £270,000

## GUEST WC

Separate cloaks 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.

Service charge: £10,057.08 per annum (for financial year ending 31/03/24)

## LEASE INFORMATION

Lease Length: 999 years from 1st Jan 2019

Ground Rent: £510 per annum

Ground rent review date: Jan 2034

## PARKING

Parking - please enquire for details

