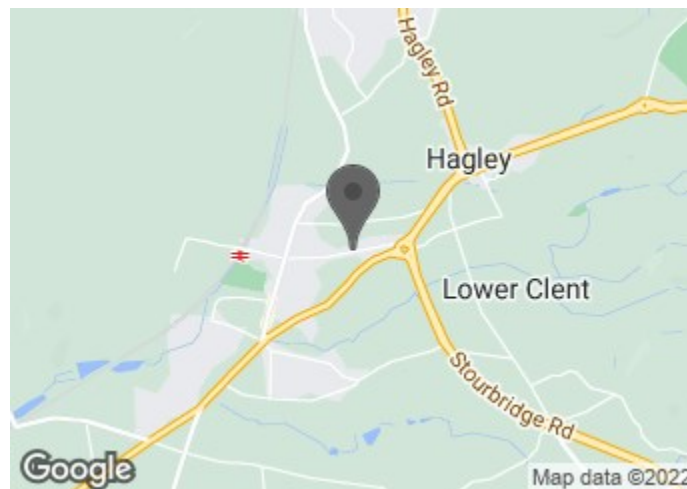


# McCARTHY STONE RESALES

## 1 SANDERSON COURT PARK ROAD, STOURBRIDGE, DY9 0AP



### COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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A TWO BEDROOM GROUND FLOOR INDEPENDENT RETIREMENT  
LIVING APARTMENT

## OFFERS IN THE REGION OF £425,000

For further details, please call **0345 556 4104**  
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# SANDERSON COURT, PARK ROAD, HAGLEY, STOURBRIDGE

## SANDERSON COURT

Sanderson Court, one of McCarthy & Stones Platinum Range, is a Retirement Living development specifically designed for those 60 years or above. There's a House Manager on hand during office hours to take control of the running of the development, as well as the added benefit of having modern security features. These include a 24 hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs for the homeowners' and other communal areas. Hagley lies at the foot of the Clent Hills, a stunning countryside haven in the heart of the busy Midlands. Hagley is a desirable market town and offers easy access to a number of local amenities and Sanderson Court is situated in an excellent position, just off the main road in Hagley. Sanderson Court, takes its name from the designer of the great Hagley Hall, Sanderson Miller. The hall is a wonder of 18th Century architecture and nestled amongst the partially wooded slopes. Hagley Park is one of our region's best kept secrets and in its day was considered amongst the greatest of all English landscape gardens For those who enjoy the outdoors, the Clent Hills, less than 3 miles away of footpaths, bridleways and easy access trails, presenting breathtaking panoramic views over the Cotswolds, Shropshire Hills and Welsh borders. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## ENTRANCE HALL

Front door with letter box and spy hole. Door to large

walk in storage/utility cupboard housing the boiler a plumbed in washer/dryer. Additional storage cupboard. Wall mounted emergency intercom and door entry system. Other doors leading to the Shower Room, Living Room and Both Bedrooms. Ceiling light fitting. Smoke and intruder alarm.

## LIVING ROOM

This spacious open planned living room has access to a small patio via a large double glazed patio door. Multiple ceiling light fittings. TV (with sky connection capabilities - subscription fees may apply) and telephone points. A range of raised power sockets. Opening leading to the modern fitted kitchen.

## KITCHEN

Modern kitchen fitted with a range of wall and base units. Under unit spot lighting. Granite styled spot lighting. Integrated fridge/freezer. Built in electric oven with matching microwave above. Stainless steel sink unit with drainer and mixer tap. Four ringed hob with splash back and chrome extractor hood above.

## MASTER BEDROOM

Dual aspect outlook provided by three full height double glazed windows. TV and telephone points. Power points. Door to walk in wardrobe. Door to en-suite Bathroom.

## EN-SUITE BATHROOM

Fully tiled en-suite bathroom with modern fitted suite comprising; WV with concealed cistern; Bath with shower fitting, fitted glass screen, and grab rails; Wall hung vanity unit incorporating wash hand basin; fitted mirror.

## SECOND BEDROOM/DINING ROOM

A generously sized second double bedroom. Double glazed patio door leading to a small patio. TV points and raised power sockets. Central ceiling light.

# 3 BED | £425,000

## SHOWER ROOM

Fully tiled with modern suite comprising; walk in shower unit with grab rails; WC with concealed cistern; pedestal wash hand basin. Fitted mirror with light and shaver point above basin. Wall mounted heated towel rail. Emergency pull-cord.

## PARKING PERMIT SCHEME (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.

## SERVICE CHARGE (BREAKDOWN)

- 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: £3,125.26 p.a (for financial year end 30/09/2022).

## GROUND RENT

Annual fee - £495

## LEASE LENGTH

125 years from 1st June 2015

