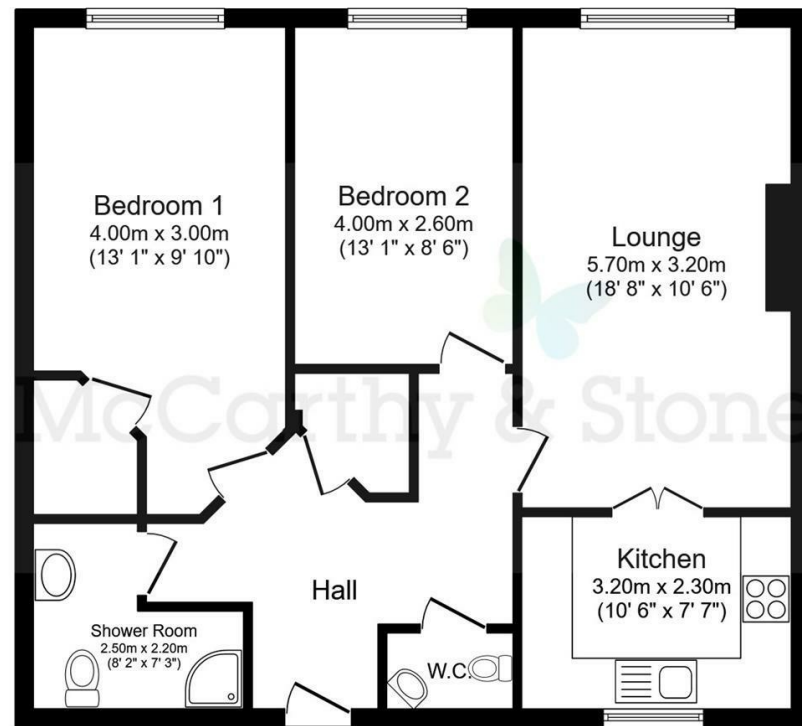


McCARTHY STONE RESALES

19 STIPERSTONES COURT ABBEY FOREGATE, SHREWSBURY, SY2 6AL



Total floor area 72.7 sq.m. (782 sq.ft.) approx

Printed Contact Details...

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

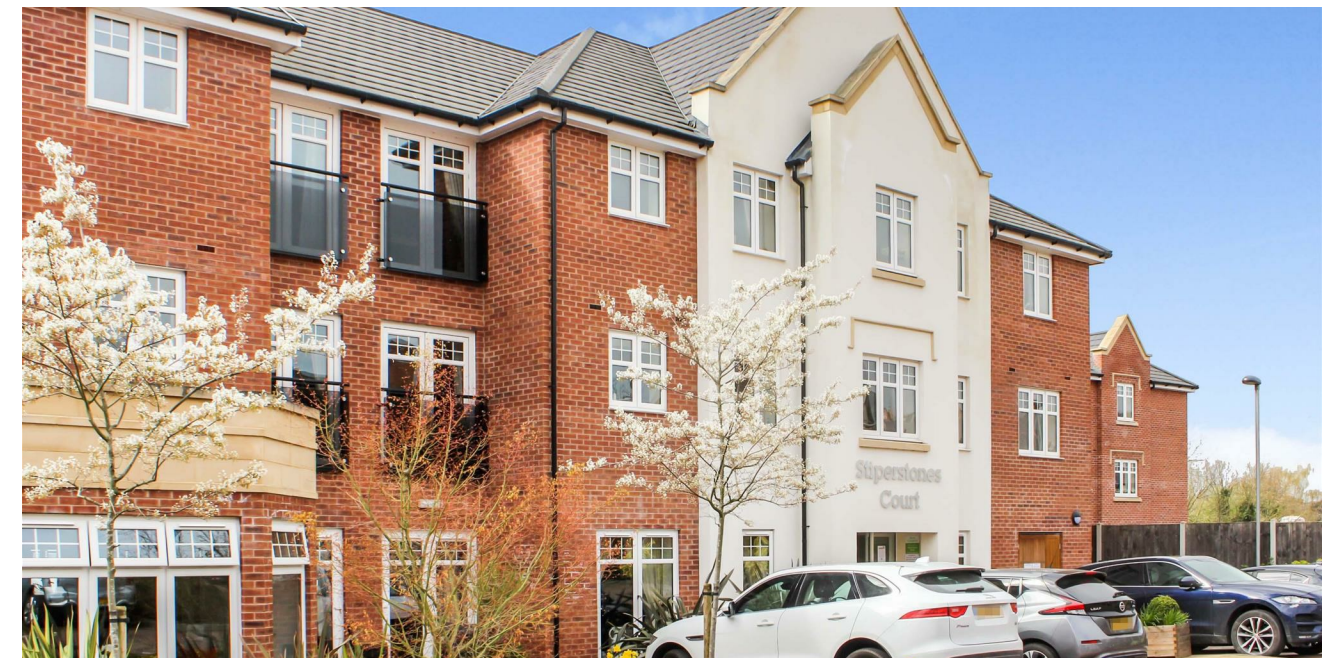


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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* Luxury TWO BEDROOM retirement apartment in our prestigious STIPERSTONES COURT development. Situated in a corner position with a very pleasant aspect. Also benefits from two WC's. MUST BE VIEWED TO FULLY APPRECIATE ** Part of our Retirement Living Plus range **

OFFERS IN THE REGION OF £320,000

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STIPERSTONES COURT, 167-170 ABBEY FOREGATE, SHREWSBURY, SHROPSHIRE,

SVS LAL STIPERSTONES COURT

Stiperstones Court is one of McCarthy & Stones 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 & Stones 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 HALL

Front door with spy hole leads to an imposing and expansive reception hall. Off the hallway there is a door to cloakroom with WC and wash hand basin, there is also a very useful storage cupboard which houses the hot water system and ideal as an airing cupboard. The door entry system and 24 hour emergency system is also situated here. For ease of night time use the light switches in the hall are illuminated, there is a smoke detector and wall mounted thermostat. All other doors lead to the living room, both bedrooms and shower room.

LIVING ROOM

A very good size rectangular living room with feature fireplace with inset electric fire creating a great focal point for the room. The living room provides ample room for dining and there are double glazed windows with a very pleasant outlook. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect 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 window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

MASTER BEDROOM

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

BEDROOM TWO

A good sized second double bedroom with large feature double glazed window. Central ceiling light fitting. TV point. Power sockets.

2 BED | £320,000

SHOWER ROOM

Full wet room with slip resistant flooring, tiled walls and fitted with 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
- Subsidised meal costs
- 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.

Service charge: £10,310.36 p.a (for financial year end 30/09/2022).

OWNERSHIP DETAILS

250 year lease commencing 1st Dec 2014

Ground rent £510 per year

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.

