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## 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. 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 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 purchases will be subject to contract terms.

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



**McCarthy Stone**  
RESALES

**21 SANDERSON COURT**  
PARK ROAD, STOURBRIDGE, DY9 0AP



An exceptional TWO BEDROOM first floor LUXURY RETIREMENT APARTMENT with walk out balcony. Under floor heating throughout. TWO BATHROOMS. Forms part of our RETIREMENT LIVING range of properties.

**OFFERS IN THE REGION OF £375,000**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# 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 over.

## ENTRANCE HALL

Front door with letter box and spy hole leads to a very



welcoming hallway. The door entry system and emergency intercom are located here. There is a door off to large walk in storage/utility cupboard which houses the boiler and a plumbed in washer/dryer machine. Further doors lead to the Shower Room, Living Room and both Bedrooms.

## LIVING ROOM

Exceptionally spacious living room with french doors to a delightful walk out balcony. Two ceiling light fittings. TV (with sky connection capabilities) and telephone points. Power points. Open access lead off to the kitchen.

## KITCHEN

Modern kitchen fitted with a range of wall and base units. Under unit 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 chrome splash back and matching extractor hood above.

## MASTER BEDROOM

Dual aspect double bedroom with two feature floor to ceiling windows and then a smaller side window all with pleasant outlook. Door off to walk in wardrobe with rails and shelving providing plenty of storage facility. Further door leads to a large bathroom en-suite. Central ceiling light fitting. TV and telephone points. Power points.

## EN-SUITE

A luxury fully tiled en-suite bathroom with modern suite comprising; corner bath, separate shower cubicle with grab rail; WC; Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point above basin. Wall mounted heated towel rail. Further wall mounted vanity unit with mirrored doors. Emergency pull cord.

## BEDROOM TWO

Second double bedroom with two feature floor to ceiling



# 2 BED | £375,000

windows. Currently used a snug/second lounge. Central ceiling light fitting. TV and telephone points. Power points. This room also has direct access to the walk out balcony.

## SHOWER ROOM

A luxury fully tiled shower room with modern suite comprising; walk in shower unit with grab rails; WC; Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point above basin. Wall mounted heated towel rail. Emergency pull-cord.

## 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 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: £2,734.60 per annum (for financial year end 30/09/2022).

## 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.

## LEASE LENGTH

125 years from the 1st June 2015

## GROUND RENT

Ground rent: £495 per annum

Ground rent review: June 2030

