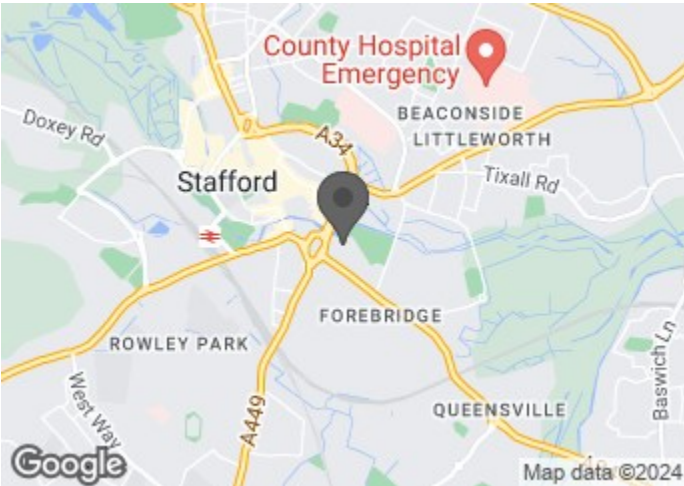


APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQ M
Ref: MCS - 070223 Copyright **photoplan**
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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McCARTHY STONE
RESALES

15 HUMPHREY COURT
THE OVAL, STAFFORD, ST17 4SD



****LUXURY ONE BEDROOM RETIREMENT APARTMENT FOR OVER 60'S****
McCarthy & Stone Resales are delighted to offer this highly desirable one bedroom apartment with walk out balcony.

Having a welcoming entrance hallway with storage/utility and fully tiled shower room. A spacious lounge offers neutral decor, feature fireplace and walk out balcony with a modern fitted kitchen having integrated appliances.

The bedroom offers generous proportions and includes a walk in wardrobe.

PRICE REDUCTION
ASKING PRICE £180,000 LEASEHOLD

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

HUMPHREY COURT, THE OVAL,

HUMPHREY COURT

Humphrey Court is located in the heart of Stafford. Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town. There is a wide range of national and independent shops on the high street, combined with the Guildhall Shopping Centre also in the town centre. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out. Humphrey Court has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (in selected apartments). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise 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). 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 opens into an expansive hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, bedroom and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

LIVING ROOM

Large rectangular shaped lounge with feature fireplace and inset electric fire. Two ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Double glazed door leading out to a large sit out balcony. A part glazed door opens to the kitchen.

KITCHEN

Fitted kitchen with a range of wall and base units with roll top styled work surfaces with matching up stand. Integrated Hot Point oven with space for a microwave above. Four ringed Hot Point hob with chrome extractor hood above. Stainless steel sink unit with single drainer and mixer tap. Large double glazed window . Tiled floor.

MASTER BEDROOM

A large master bedroom with a walk in wardrobe. Central ceiling light/fan fitting. TV point. Telephone point. Full length double glazed window with half opener.

SHOWER ROOM

Fully tiled shower room with double size shower unit. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.



1 BEDROOMS £180,000

LEASE LENGTH

999 years from 1st June 2015

GROUND RENT

Ground rent: £425 per annum
Ground rent review: 1st June 2030

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: £2,311.76 per annum (up to financial year end 30/09/2024).

PARKING

This apartment comes with allocated parking

