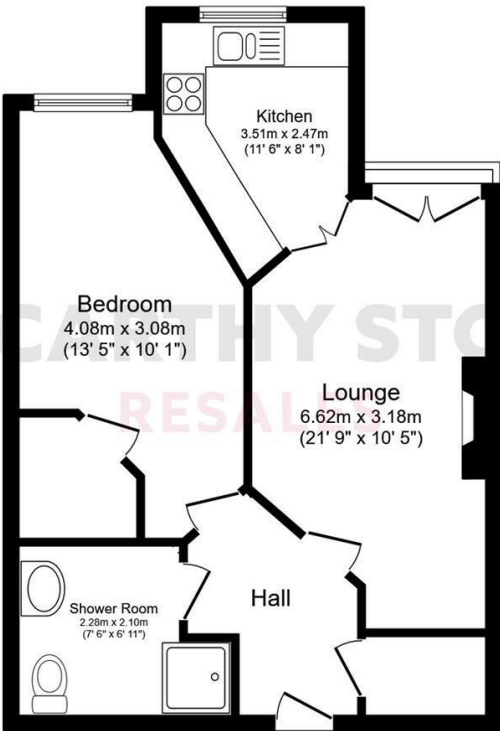


39 Stiperstones Court

Abbey Foregate, Shrewsbury, SY2 6AL



Total floor area 52.7 m<sup>2</sup> (568 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers in the region of £185,000 Leasehold

Delightful ONE BEDROOM retirement living plus apartment with a JULIETTE BALCONY off the living room within our prestigious STIPERSTONES COURT development for over 70's.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Call us on 0345 556 4104 to find out more.

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# Stiperstones Court, Abbey Foregate, Shrewsbury

### Summary

Stiperstones Court is an elegant collection of 29 one bedroom and 23 two bedroom luxury apartments set on a 1.8 acre site overlooking the Rea Brook. Just over half a mile east of Shrewsbury town centre, the beautiful Retirement Living PLUS (formally Assisted Living) development is ideally situated with everything you'll need on your doorstep. Designed exclusively with the over 70's in mind, our Retirement Living PLUS development will allow you to carry on living independently in a home you own, with the help of on-site flexible care packages and support plus the advantage of a table service restaurant. Socialise with your neighbours in the homeowners' lounge or the extensive split level landscaped gardens which can be accessed via a stair lift if required.

Shrewsbury town centre is located about half a mile from Stiperstones Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



### Entrance Hall

Front door with spy hole leads to the entrance hall. For ease of night time use there are illuminated light switches in the hallway. The door entry system and 24-hour emergency response system security door entry system with intercom are also situated here. There is a door off to a storage room/airing cupboard with shelving and housing the thermal hot water store. Further doors lead to the living room, bedroom, and shower room.

### Living Room

Spacious and bright living room with french doors opening to a Juliette balcony. Telephone point. TV point (with Sky/Sky+ capabilities) and ample power sockets. An attractive fireplace with electric coal effect fire makes a lovely focal point.

Oak effect part glazed double doors lead 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. Having appliances to include an Integrated electric oven, ceramic four ringed hob with extractor hood above, integrated fridge/freezer and freestanding microwave space. 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. Double glazed window. Emergency response pull cord.

### Shower Room

This modern shower room has slip resistant flooring, tiled walls and is fitted with a suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. 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



## 1 bed | £185,000

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.

The service charge: is £10,059.04 per annum (for financial year ending 30/09/2025).

### 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 Information

Ground rent £435 per annum

Ground rent review: 1st December 2029

Lease term: 250 Years from the 1st December 2014

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

