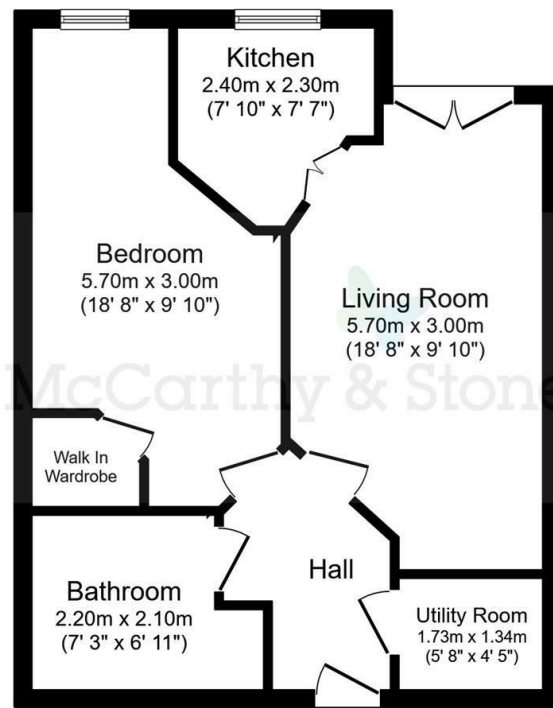


# McCARTHY STONE RESALES

## 35 STIPERSTONES COURT ABBEY FOREGATE, SHREWSBURY, SY2 6AL

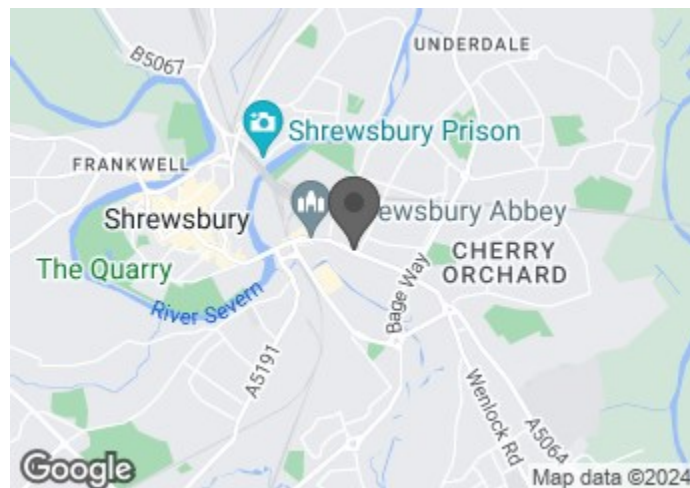


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
		<b>85</b>	<b>85</b>

# McCARTHY STONE RESALES

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Luxury third floor ONE BEDROOM retirement apartment with GARDEN VIEWS in our prestigious STIPERSTONES COURT development.

**PRICE REDUCTION**

**ASKING PRICE £160,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# STIPERSTONES COURT, 167-170 ABBEY

# 1 BEDROOMS £160,000

## 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 HALLWAY

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. Further doors lead to the living room, bedroom, and wet room.

## LIVING ROOM

Spacious living room with french doors opening to a Juliet balcony with garden views. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. 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. Integrated electric oven and ceramic four ringed hob with extractor hood above. Central ceiling light fitting. Tiled floor.

## 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 wet 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 DETAILS

- 24-Hour on-site staffing
- 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: £8,956.51 per annum (for financial year end 30/09/2024).

## LEASE INFORMATION

Ground rent £435 per annum

Ground rent Review: December 2029

Lease term: 250 Years from the 1st December 2014

## 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.

## ADDITIONAL INFORMATION & SERVICES

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

