



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	78	78
(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

14 HUMPHREY COURT
THE OVAL, STAFFORD, ST17 4SD



EXPECT TO BE IMPRESSED by this beautifully presented TWO BEDROOM RETIREMENT APARTMENT with EN-SUITE BATHROOM, separate SHOWER ROOM and ideally LOCATED ON THE GROUND FLOOR WITH DOORS TO PRIVATE PATIO

FORMS PART OF OUR McCarthy Stone RETIREMENT LIVING RANGE - VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

OFFERS OVER £250,000 LEASEHOLD

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

HUMPHREY COURT, THE OVAL, STAFFORD, STAFFORDSHIRE, ST17 4SD

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 a new Riverside Shopping Centre, only a few minutes walk from Humphrey Court. 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 Shrubborough 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. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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 HALLWAY

Front door with letter box and spy hole opens into a good size 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, both bedrooms, shower room and to a storage cupboard which houses the hot water system and a washing/ dryer machine.



LIVING ROOM

Oak effect part glazed panel door leads to a generous rectangular shaped lounge, having an attractive feature fireplace with electric fire, which makes a lovely focal point. With French doors to a walk out patio. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

KITCHEN

A modern fitted kitchen, featuring integrated fridge/freezer, easy access oven with space for a microwave above. A range of base and wall units with complimentary work surfaces incorporating an electric hob with splash back and extraction hood. A stainless steel sink unit with drainer is positioned below a double glazed window. Tiled flooring

MASTER BEDROOM

A generous master bedroom having a walk in wardrobe offers modern and neutral decor with complimentary flooring and includes a TV and telephone point. A door to a bathroom ensuite is as much a convenience as it is a luxury.

EN-SUITE

A modern fully tiled en-suite bathroom comprising white suite with bath and shower over with grab rails. Vanity unit with inset wash hand basin, mirror and shaver point above. WC with concealed cistern. Ceiling light and Emergency pull cord.

BEDROOM TWO

This is a spacious second double bedroom, previously used for dining. Having a central ceiling light fitting. TV point. Power points. Floor to ceiling window with half opener.



2 BED | £250,000

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.

PARKING

This apartment does not come with a parking space.

SERVICE CHARGE DETAILS

- 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: £3,467.63 per annum (for financial year ending 30/09/2024)

LEASE INFORMATION

999 years from 1st June 2015

Ground rent: £495 per annum

Ground rent review: June 2030

