



Total floor area 85.2 sq.m. (917 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	87
(81-91) B		
(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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46 STIPERSTONES COURT ABBEY FOREGATE, SHREWSBURY, SY2 6AL



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** Luxury TWO BEDROOM retirement apartment in our prestigious STIPERSTONES COURT development. TWO DOUBLE BEDROOMS, spacious LOUNGE/DINER, SHOWER ROOM and GUEST WC. MUST BE VIEWED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER**

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STIPERSTONES COURT, ABBEY FOREGATE, SHREWSBURY, SY2 6AL

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 (formerly 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 HALL

Front door with spy hole leads to an imposing and expansive reception hall. Off the hallway there are doors to two storage cupboards one of which houses the hot water system and ideal as an airing cupboard. The door entry system and 24 hour emergency system is situated here. For ease of night time use the light switches in the hall are illuminated, there is a smoke detector and wall mounted thermostat. Door to cloakroom with WC and wash hand basin. All other doors lead to the living room, both bedrooms and shower room.

LIVING ROOM

A generous living room complimented by two double glazed widows offering lots of natural light and a very pleasant outlook. A feature fireplace with inset electric fire creates a great focal point for the room. Room for a dining room table if required. Telephone point. TV point (with Sky/SkyQ capabilities). Power sockets. Oak effect part glazed door leads 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. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

MASTER BEDROOM

Double bedroom with built in mirrored door wardrobes. Ceiling lights, TV and phone point. Large double glazed window.

BEDROOM TWO

A good sized second double bedroom with Velux style window. Central ceiling light fitting. TV point. Power sockets.



2 BED | £290,000

SHOWER ROOM

Full wet room with slip resistant flooring, fully tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

GUEST WC

The convenience of a guest WC which includes a low level WC and wash hand basin

SERVICE CHARGE DETAILS

- 24-Hour on-site staffing
- Subsidised meal costs
- 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 please contact your Property Consultant or Estate Manager.

Service charge: £12,124.20 per annum (for financial year end 30/09/2024).

LEASE INFORMATION

250 year lease commencing 1st Dec 2014

Ground rent: £510 per year

Ground rent review: 1st Dec 2029

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.

