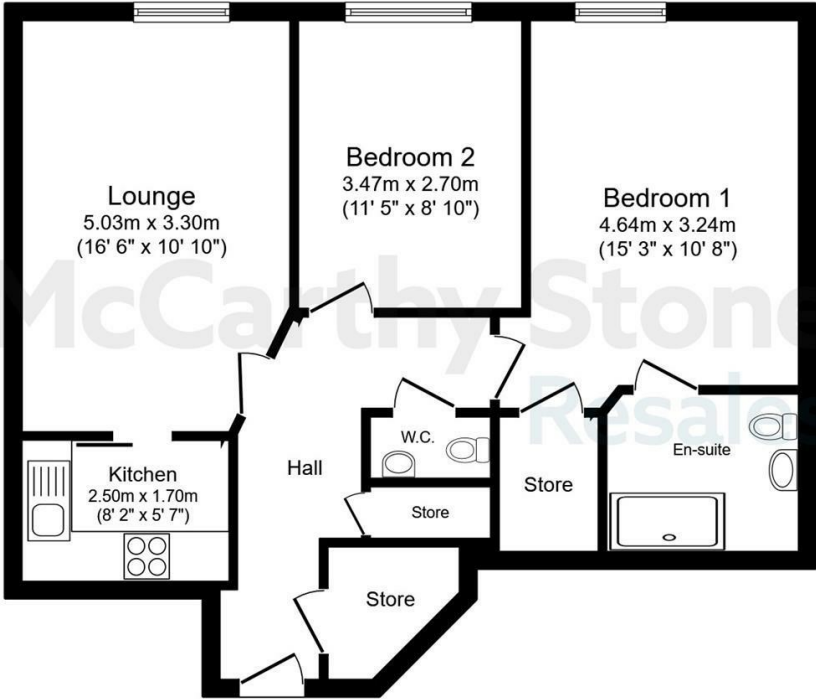


29 St Clements Court

South Street, Atherstone, CV9 1GD



Total floor area 64.7 sq.m. (697 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



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



Asking price £180,000 Leasehold

A well presented TWO BEDROOM APARTMENT situated within our McCarthy Stone Retirement Living Development for OVER 60's

St Clements Court is an ideal place to spend your retirement with convenient access to local shops, pharmacy, cafes and banks. MUST BE VIEWED

The accommodation offers generous proportions and briefly comprises of a welcoming entrance hallway, a light and spacious, living area with ample room for dining. A modern fitted kitchen with integrated appliances. Two double bedrooms, master bedroom with shower room ensuite and a separate guest WC

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# St Clements Court, South Street, Atherstone

# 2 bed | £180,000

**St Clements Court**

St Clements Court is a McCarthy and Stone Retirement Living development, made up of 36 one and two bedroom apartments. Found in the quiet town of Atherstone, this development is an ideal place to spend your retirement with convenient access to local shops which include Tesco, Superdrug, Aldi and pharmacy - as well as independent coffee shops and banks. A local dental practice and doctor’s surgery is also nearThe development offers a homeowners' lounge which is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their working hours to take care of the running of the development.

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, onsite ground floor laundry room with ample washers and dryers, water rates, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years 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.
- 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**

A front door with spy hole and letter box opens into the spacious entrance hall. From the entrance hall you have a door off to a good size storage cupboard. All other doors lead to the shower room, guest WC, both bedrooms, and living room. Emergency speech module and pull-cord. Smoke detector. The apartment is fitted with a Ventilation system throughout, and has its own Gledhill Boiler.

**Living Room**

The living room has a modern decor finished to a very high standard with ample space for dining. Double glazed window. TV Sky+ connection point. Telephone point. Power sockets. Central ceiling light fittings. An oak effect part glazed door leads into the separate kitchen.

**Kitchen**

Fitted kitchen with a range of wall and base units. Integrated fridge. Built in waist high oven. Four ring convection hob with chrome extractor hood over. Plumbing for a washing machine. A stainless steel sink unit with drainer and mixer tap. Tiled floor and splash back.

**Bedroom One**

This large and bright bedroom benefits from a large walk in wardrobe. Central ceiling light fitting. Double glazed window. TV and telephone point. Having a walk in wardrobe and the luxury and convenience of a shower room ensuite.

**Shower Room Ensuite**

A modern fully tiled shower room with vanity unit wash hand basin, WC and separate, double width shower cubicle. Heated towel rail. Emergency pull-cord. Fitted mirror and wall heater

**Bedroom Two**

A second double bedroom offers a variety of uses. Central ceiling light fitting. Double glazed window. TV and telephone point.

**Guest WC**

Conveniently located off the hallway, with vanity unit wash hand basin and WC

**Service Charge Information**

SERVICE CHARGE INCLUDES:

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 House Manager.

Annual service charge: £4,749.41 for financial year end 30/09/2026.

**Lease Information**

Lease: 125 years from 1st Jan 2015  
Ground rent: £495 per annum  
Ground rent review: 1st Jan 2030

Managed by: McCarthy and Stone Management Services

**Parking**

We are advised by the House Manager that for an allocated parking space the cost is £250 per annum or for an unallocated space there is no cost for parking, subject to availability.

**Additional Information & Services**

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

