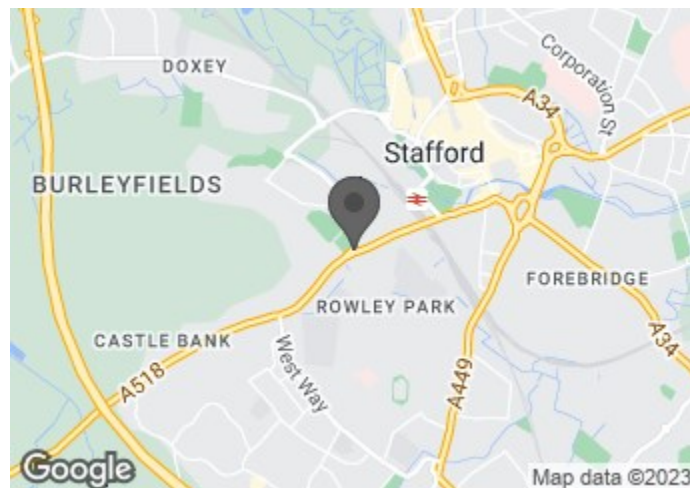


GROSS INTERNAL
FLOOR AREA 1803 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1803 SQ FT / 168 SQM	Deans Park
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/02/23
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



McCARTHY STONE RESALES

45 DEANS PARK COURT KINGSWAY, STAFFORD, ST16 1GD



Beautifully presented TWO BEDROOM LUXURY APARTMENT offering generous proportions and must be viewed to fully appreciate the accommodation on offer. This apartment provides ample STORAGE with WALK IN WARDROBE in master bedroom, and the added benefit of a BALCONY. The property forms part of our Retirement Living plus range of properties FOR OVER 70's.

PRICE REDUCTION

OFFERS IN THE REGION OF £280,000

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

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

DEANS PARK COURT, KINGSWAY,

2 BEDROOMS £280,000

DEANS PARK COURT

Deans Park Court, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 31 one bedroom and 33 two bedroom apartments, all of which benefit from spacious living spaces with ample storage and a range of features to make daily living easier, including slip resistant bathroom flooring and raised sockets and ovens.

The Estate 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. 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 £30 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.

Located close to Stafford town centre, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Stafford is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M6 motorway just over a mile from the development site, and the local train station also just around half a mile away, meaning that you and those you love won't have any problem travelling to and from your new retirement apartment.



ENTRANCE HALL

Front door with spy hole leads to an above average sized and welcoming entrance hall which must be seen to fully appreciated. There are doors off to a storage cupboard which houses the Hot water tank and the Ventaxia ventilation system and also providing lots of storage space. The door entry and emergency response system are also located in the hallway. Mains wired smoke detector. Wall mounted thermostat. Further doors lead to the living room, both bedrooms, guest WC and shower room.

LIVING ROOM

An oak effect glass paneled door leads from the hallway to a spacious living room with ample space for a dining suite if required and an attractive feature fireplace with remote controlled electric fire, which makes a lovely focal point. Two ceiling lights, Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door leads into a separate kitchen. French doors lead to balcony area.

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 ring hob with extractor hood above. Integral fridge and freezer and dishwasher.. Central ceiling light fitting. Tiled floor.

MASTER BEDROOM

A beautiful double bedroom with a double glazed window providing lots of natural light. Further benefits include a walk-in wardrobe housing rails and shelving. TV and telephone point. Emergency response pull cord.

BEDROOM TWO

A second generous double bedroom having TV and telephone point. Emergency response pull cord. Having the added benefit of built in wardrobes.

SHOWER ROOM

Purpose built wet room with slip resistant flooring, tiled walls and fitted suite comprising; showering area, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.



GUEST WC

Separate cloaks with white suite comprising sink built in to a vanity unit and a WC. Part tiled walls and tiled floor.

SERVICE CHARGE DETAILS

Service Charge (Breakdown) -

- 1 Hours domestic assistance.
- Subsidised meals
- Free laundry use
- Cleaning of communal windows and all external apartment 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: £10,057.08 per annum (for financial year ending 31/03/24)

LEASE INFORMATION

Lease Length: 999 years from 1st Jan 2019
Ground Rent: £510 per annum
Ground rent review date: Jan 2034

CAR PARKING

Parking - please enquire for details

