



24 Farthings Court Kings Loade, Bridgnorth, Shropshire, WV16 4DA



## 24 Farthings Court Kings Loade, Bridgnorth, Shropshire, WV16 4DA

Exceptional value, second floor, one bedroom retirement apartment with a spacious shower room, lounge and fitted kitchen. The views extend over the car park to Castle Gardens. This is a McCarthy & Stone serviced apartment for the over 55's with organised activities should they be desired. NO UPWARD CHAIN.

Telford - 12 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Shrewsbury - 20 miles, Stourbridge - 14 miles, Birmingham - 29 miles.  
(All distances are approximate).

### LOCATION

The historic market town of Bridgnorth holds many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year.

### ACCOMMODATION

Apartment 24 is located on the second floor, having lift access and is well presented. A semi-modernised flat with a generous bedroom and bathroom. From the kitchen and lounge there are views across the car park to the castle walk. Farthings Court offers a range of residents facilities within the complex to include a communal lounge/meeting room and laundry along with use of the secure landscaped gardens. The McCarthy & Stone apartments are purpose built and compliant for disability access with double glazing, lift access, 24hr emergency pull cords and electric heating.

### OUTSIDE

There are communal landscaped grounds and a residents private car park situated to the front. (Limited spaces).

### TENURE AND SERVICE CHARGE

We are advised by our client that the property is LEASEHOLD. Service charge is payable, at the time of printing this is a half yearly cost of £1,800.86. Verification should be obtained by your Solicitors.

### SERVICES

We are advised by our client that mains water, electricity and drainage are connected. Electric heating. Verification should be obtained by your Surveyor.

### COUNCIL TAX

Shropshire Council.

Tax Band: B.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

### FIXTURES AND FITTINGS

By separate negotiation.

### DIRECTIONS

Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Hollybush Road (B4373). Take a right hand turn the onto the B4363 Oldbury Road then immediate left which will take you onto the Kings Loade. Farthings Court is located on the right hand side.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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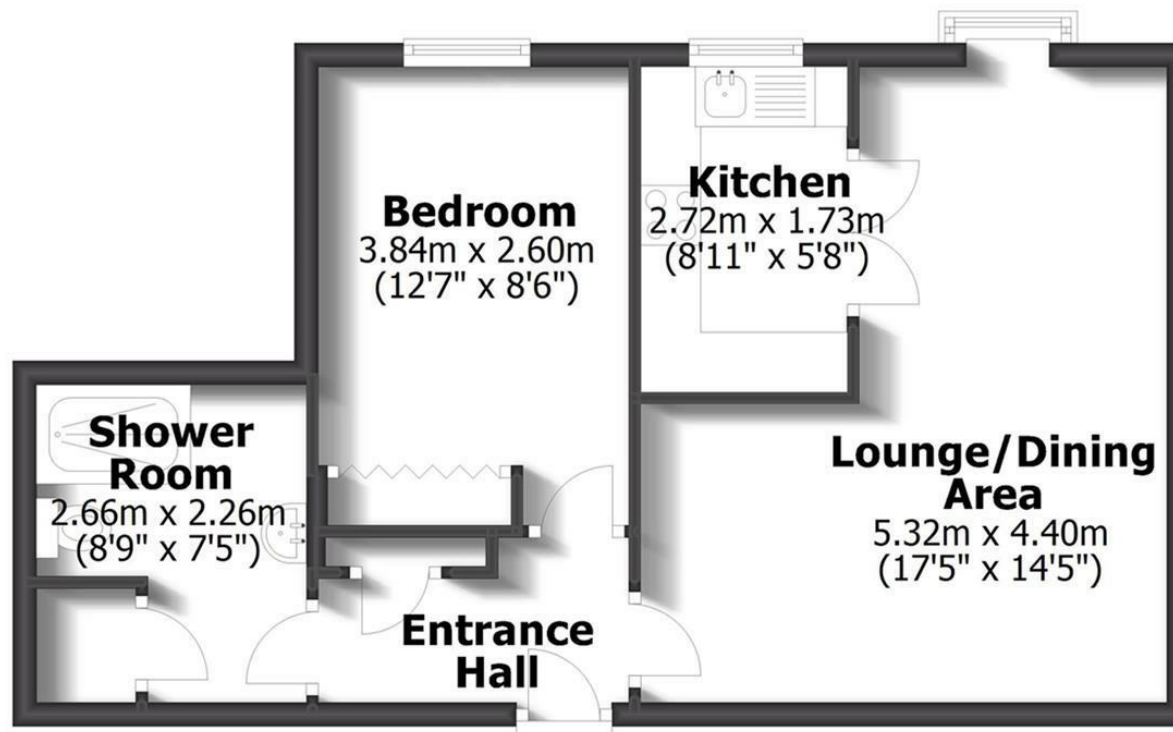
EPC: C

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 24 FARTHINGS COURT KINGS LOADE, BRIDGNORTH

**TOTAL: 44.4sq.m.477.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**SECOND FLOOR**



