

Humphrey Court

The Oval, Stafford, ST17 4SD



An outstanding opportunity to purchase a superbly appointed dual aspect, ground floor two bedroom retirement apartment, situated in this splendid purpose built block that has the considerable benefit of a parking space for one car.

£265,000



John German

Accommodation - A communal reception hall is security controlled via fob access and there is also a communal lounge. A private reception hall to this particular apartment has the benefit of a spacious built in cupboard which also houses the washing machine/dryer and hot water boiler.

A delightful lounge has French doors opening directly onto the communal gardens, a contemporary style fireplace with a log effect fire, and telephone socket. The attractive modern kitchen has a range of units with stainless steel accessories complemented by granite effect work surfaces. There is a stainless steel sink and drainer, a tiled floor and integrated appliances comprise a ceramic hob with stainless steel canopy over, oven and fridge freezer.

There are two bedrooms, the principal bedroom has an excellent walk in wardrobe in addition to further fitted wardrobes and its own beautifully appointed en suite bathroom that is spacious and has a bath with shower and screen above, pedestal wash basin, WC and chrome towel radiator.

Completing the accommodation is a separate and spacious fully tiled shower room having a shower, WC, wall hung wash basin and a chrome heated towel radiator.

There are communal gardens and grounds at Humphrey Court and this particular apartment has its own parking space. There is also guest room accommodation for visitors available subject to availability and fee.

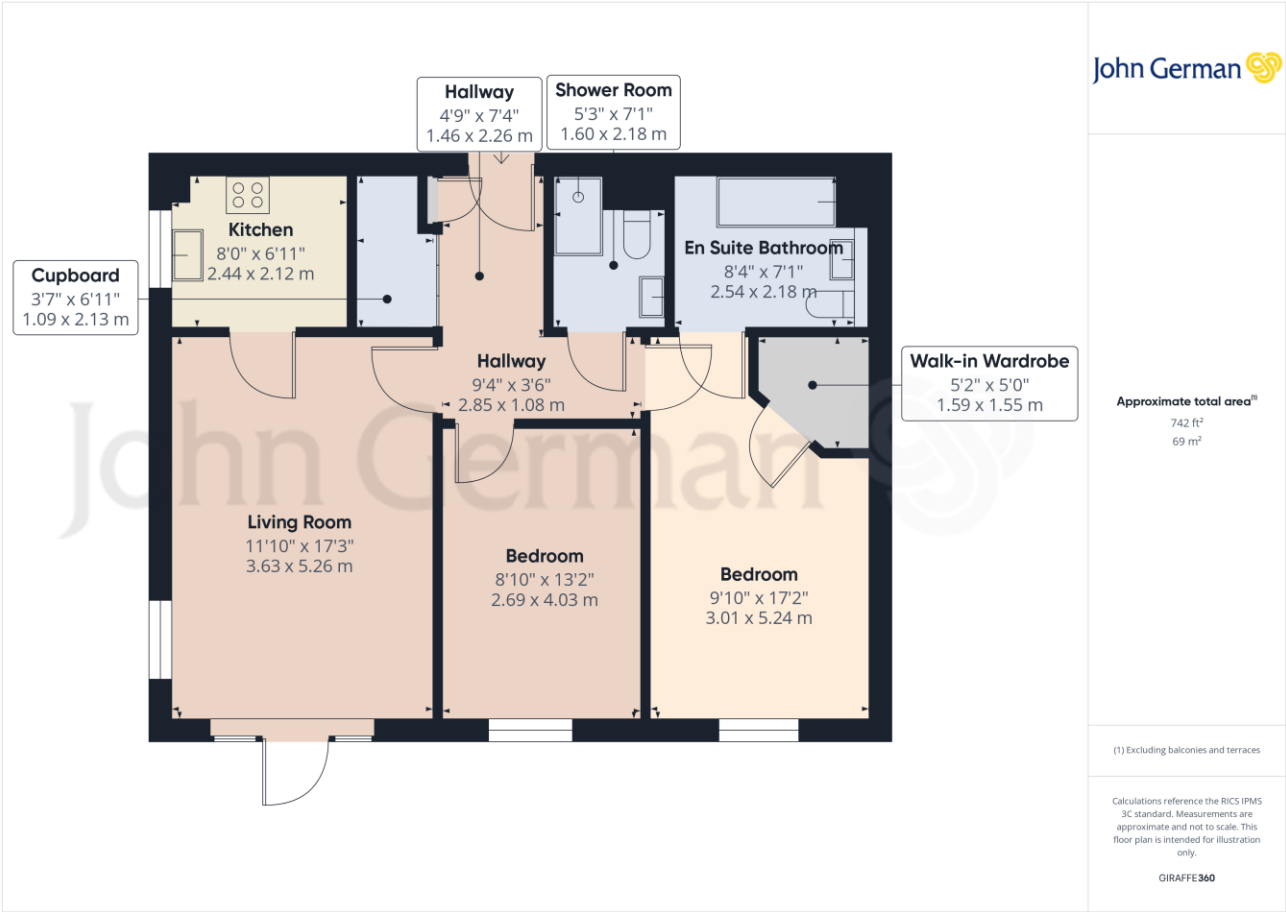
Humphrey Court is set in an enviable position within easy access of both the town centre and the railway station.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Lease commenced 1st June 2015 (currently 289 years remaining). There is an annual ground rent of £495 and a service charge of £3747.83 currently to financial year ending 30/09/26. The ground rent is payable on 1st April and 1st October and can be reviewed every 15 years. The service charge is payable on the 1st of each month. The Freeholder is McCarthy & Stone. The service charge includes water rates, cleaning of external windows, gardener, cleaning and heating of all communal areas. There is an age restriction of 60 years and over.
There is a clause that purchasers wishing to sell the apartment in the future have to pay McCarthy & Stone 1% of the sale price.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
The land registry document refers to rights, restrictions, easements and covenants, a copy of which is available upon request.
Property construction: Traditional
Parking: One parking space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric underfloor heating
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Standard, Superfast & Ultrafast available
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Stafford Borough Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/07112025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property
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TRADING STANDARDS UK

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Agents' Notes

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Referral Fees

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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