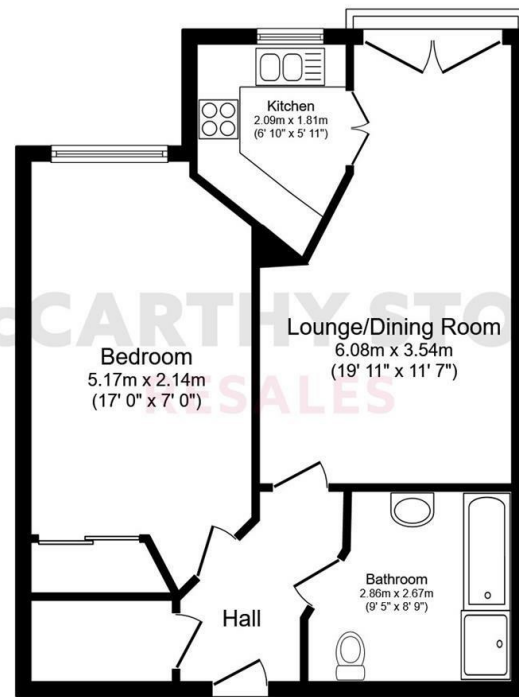


McCARTHY STONE RESALES

31 TALBOT COURT

SALOP STREET, BRIDGNORTH, WV16 5BR

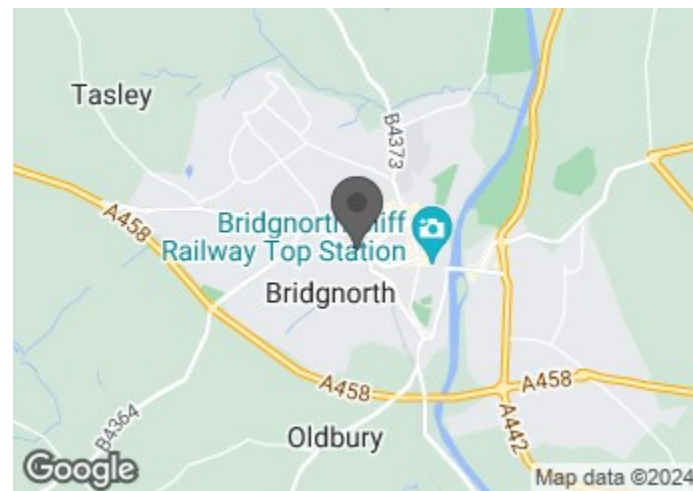


Total floor area 56.4 sq.m. (607 sq.ft.) approx

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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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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ASKING PRICE £120,000 LEASEHOLD

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

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TALBOT COURT, SALOP STREET,

1 BEDROOMS £120,000

TALBOT COURT

Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court sits within the High Town, less than half a mile from the High Street where you will find lots of high street and independent shops. Talbot Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates 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 hours 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.

ENTRANCE HALL

Easyopen door management system to front door with spy hole leads to a welcoming entrance hallway with the

24-hour Tunstall emergency response system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

A well-proportioned lounge with Juliette balcony offers attractive views overlooking the communal gardens. TV and telephone points (Sky/Sky+ connectivity - subscription fees may apply). Two ceiling points. Raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap is positioned in front of the double glazed window. Built-in oven with space above for a microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer.

BEDROOM

Double bedroom with built in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised power sockets. Emergency pull-cord.

SHOWER ROOM

A generous shower room with suite comprising; level access shower; WC; vanity unit with wash basin and mirror above; shaver point; low level bath. Emergency pull cord.

PARKING PERMIT SCHEME (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.

SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 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 contact your Property Consultant or Estate Manager.

Service charge: £8,923.28 per annum (up to financial year end 30/09/2024)

LEASE INFORMATION

Lease term: 125 years from 1st June 2014
Ground rent : £435 per annum
Ground rent review: 1st June 2029

ADDITIONAL INFORMATION & SERVICES

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

