

# McCARTHY STONE RESALES

## 26 DEANS PARK COURT KINGSWAY, STAFFORD, ST16 1GD



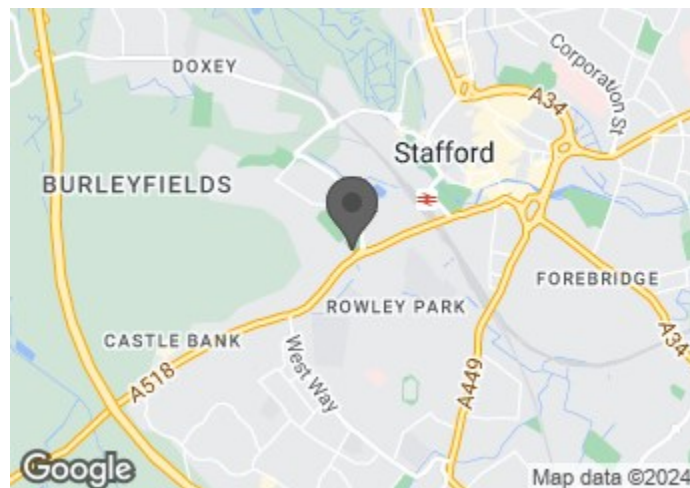
Total : 54.1 sq.m. (583 sq.ft.) approx  
Net floor area 53.9 sq.m. (580 sq.ft.)  
balcony 0.2 sq.m. (2 sq.ft.)

Printed Contact Details...  
Sizes and dimensions are approximate, actual may vary.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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**PRICE REDUCTION**

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# DEANS PARK COURT, KINGSWAY,

# 1 BEDROOMS £170,000

## 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.

An Estate's 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' Bistro 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.

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. The development is also close to a number of supermarkets, several banks, a post office, many hairdressers and solicitors, as well as a medical centre and 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 less than a half a mile away, meaning that you and those you love won't have any problem travelling to and from your new retirement apartment.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## ENTRANCE HALLWAY

Front door with spy hole leads to a welcoming entrance hall. There is a door off to a good size walk-in storage/airing cupboard. The wall mounted emergency response system is located here along with a smoke detector and wall mounted thermostat. Further doors lead to the living room, bedroom and wet room.

## LIVING ROOM

Oak effect glass panelled door leading from hallway to a spacious living room with French doors to Juliette balcony overlooking the communal grounds. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door leads into a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed electrically operated 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. Central ceiling light fitting. Tiled floor.

## BEDROOM

Large double bedroom with a walk-in wardrobe housing rails and shelving providing plenty of room for storage. There is space for further free standing wardrobes if required. TV and telephone point. Large double glazed window Emergency response pull cord.

## SHOWER ROOM

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

## SERVICE CHARGE (BREAKDOWN)

- 1 Hours domestic assistance.
- 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 is £8,418.86 for financial year ending 31/03/2025. 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.

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2019  
Ground rent: £435 per annum  
Ground rent review date: 1st Jan 2034

## ADDITIONAL INFORMATION & SERVICES

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

