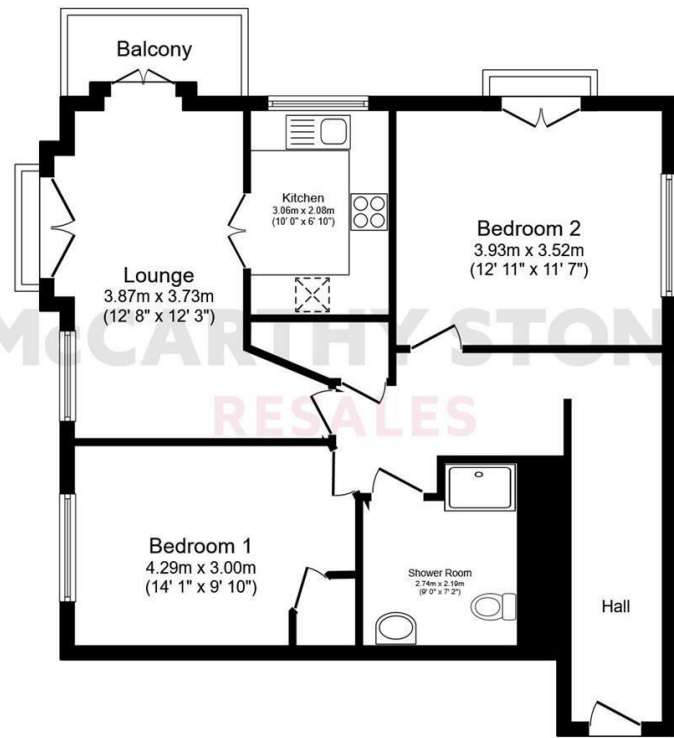


# McCARTHY STONE RESALES

## 37 STIPERSTONES COURT ABBEY FOREGATE, SHREWSBURY, SY2 6AL



Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

Printed Contact Details...

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: D



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



# McCARTHY STONE RESALES

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Luxury TWO BEDROOM retirement apartment in our prestigious STIPERSTONES COURT development for over 70's. The apartment is situated on the second floor, having lift and stairs to all floors. Offering lots of natural light and views of the Rae Brook. On clear days the Stiperstones can be seen from the kitchen window and the walk-out balcony.

The accommodation briefly comprises of TWO DOUBLE BEDROOMS, SHOWER ROOM spacious LOUNGE/DINER. CORNER POSITION, WALK OUT BALCONY and additional JULIETTE BALCONY.

Having the added benefit of UNDER FLOOR HEATING.

## OFFERS IN THE REGION OF £350,000

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

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



# STIPERSTONES COURT, ABBEY FOREGATE, SHREWSBURY, SY2 6AL

## STIPERSTONES COURT

Stiperstones Court is one of McCarthy Stones Retirement Living PLUS developments and is all about making life easier. With an enviable location close to Shrewsbury town centre, Stiperstones Court is ideally situated with everything you'll need on your doorstep. Shrewsbury's status as a medieval county town means it is steeped in historical importance - with Abbey Foregate right at the heart of this. Abbey Foregate is one of the oldest roads and suburbs of the beautiful market town, which dates back to the fifth and sixth centuries. McCarthy Stones Retirement Living PLUS range (formerly Assisted Living) is facilitated to provide its 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 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 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. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of

having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## ENTRANCE HALL

Front door with spy hole leads to a welcoming entrance hallway. Off the hallway there is a door to a storage cupboard which houses the hot water system and ideal as an airing cupboard.

The door entry system and 24 hour emergency system is situated here. For ease of night time use the light switches in the hall are illuminated, there is a smoke detector and wall mounted thermostat. All other doors lead to the living room, both bedrooms and shower room.

## LIVING ROOM

A generous living room, being south east and south west dual aspects offering lots of natural light all day with a walk out balcony and an additional Juliette balcony which overlook beautifully maintained communal gardens.

Having ample space for a dining room table if required.

Telephone point. TV point (with Sky/SkyQ capabilities). Power sockets. Oak effect part glazed doors leads into a separate kitchen.

## 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 with freestanding microwave above. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

## MASTER BEDROOM

A double bedroom with generous walk in wardrobe with shelf

## 2 BED | £350,000

and hanging rail. Ceiling lights, TV and phone point. Facing south east, getting the morning sun.

## BEDROOM TWO

A good sized second double bedroom. Central ceiling light fitting. TV point. Power sockets. Getting sun in the afternoon and would also makes a lovely study or separate TV room.

## SHOWER ROOM

Full wet room with slip resistant flooring, fully tiled walls and fitted with suite comprising of level access shower, low level high-tech biobidet WC, vanity unit with wash basin and mirror above. Emergency pull cord.

## SERVICE CHARGE DETAILS

- 24-Hour on-site staffing
- Subsidised meal costs
- 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 charge please contact your Property Consultant or Estate Manager.

The service charge is: £12,124, 23 per annum (for financial year end 30/09/2024).

## LEASE INFORMATION

250 years lease commencing 1st Dec 2014

Ground rent: £510 per annum

Ground rent review: 1st Dec 2029

## PARKING

Parking is by allocated space 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.

## ADDITIONAL INFORMATION & SERVICES

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

