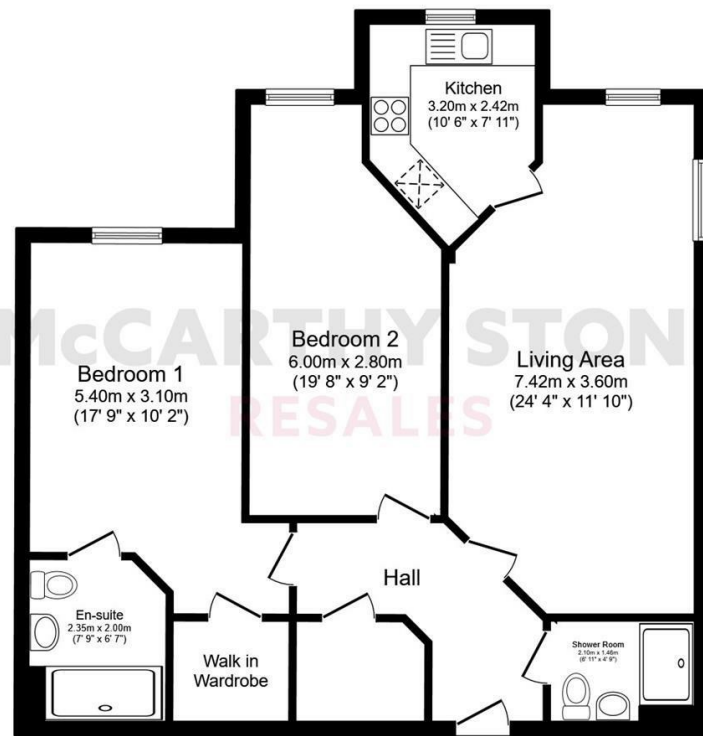


McCARTHY STONE RESALES

26 JACKSON PLACE
FIELDS PARK DRIVE, ALCESTER, B49 6GR



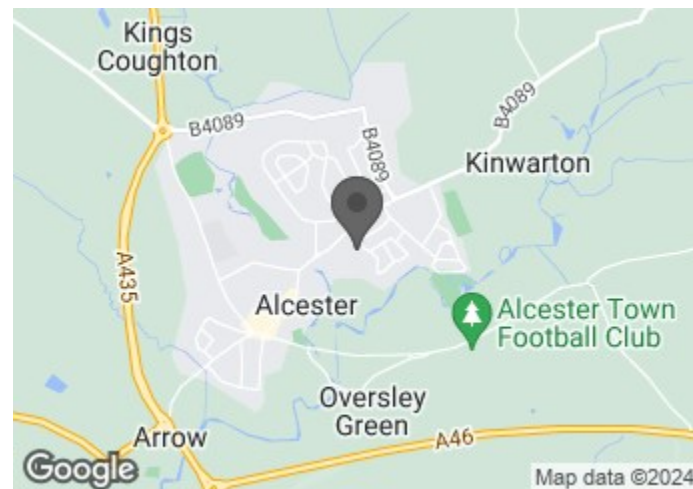
Total floor area 83.3 sq.m. (897 sq.ft.) approx

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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		84	84
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



A delightful TWO BEDROOM, FIRST FLOOR apartment. The apartment is well located for local amenities and transport links with viewing highly recommended to fully appreciated the apartment and the Jackson Place Development.

Briefly comprising of a welcoming entrance hallway, spacious, dual aspect lounge diner. Modern fitted kitchen with integrated appliances. Two double bedrooms the master bedroom includes a walk in wardrobe with the luxury and convenience of a shower room ensuite. An additional fully tiled shower room is also located off the hallway.

This apartment forms part of our RETIREMENT LIVING range of properties for over 60's

ASKING PRICE £300,000 LEASEHOLD

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

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

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JACKSON PLACE, FIELDS PARK DRIVE, ALCESTER, WARWICKSHIRE, B49 6GR

JACKSON PLACE

Jackson Place has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and walk out French balconies to selected apartments.

The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development is gated and has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with fellow residents, 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).

Alcester boasts a thriving and active community with the town hosting a variety of local events throughout the year, to include the increasingly popular Food Festival in May and October. Getting out and about is easy with the closest bus stop and local convenience store both located within 550 feet away and Alcester Health Centre directly opposite the development. Regular bus services into Alcester are combined with hourly services into the neighbouring towns of Stratford and Redditch.

It is a condition of purchase that residents must meet the age requirement of 60 years 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 HALLWAY

Front door with spy hole leads to a spacious entrance hall. Wall mounted 24-hour emergency response system. Door off to a walk-in storage cupboard/airing cupboard housing the Gledhill boiler. Smoke detector. Security door entry system. Further doors lead to the both bedrooms, living room and shower room.

LIVING ROOM

Good sized dual aspect living room with attractive feature fireplace with inset electric fire makes a lovely focal point. TV/ Telephone point with Sky/Sky+ capabilities. Two ceiling lights. Raised electric power sockets. Oak effect partially glazed door leads to a separate kitchen.

KITCHEN

Fully fitted modern kitchen with tiled floor. The stainless steel sink and drainer sits in front of the double glazed window. Built-in oven with matching microwave above. Ceramic hob with splash back and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

MASTER BEDROOM

Double bedroom with full height double glazed window. Door off to walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Further door off to en-suite bathroom.

EN-SUITE SHOWER ROOM

Modern fitted shower suite comprising; WC with concealed cistern; shower with a glass shower screen, shower fitting, and grab rails; vanity unit with inset wash hand basin; fitted mirror with built in light; heated towel rail. Ceiling spot lights.

2 BED | £300,000

BEDROOM TWO

A generously proportioned second double bedroom, which benefits from a full height double glazed window. Ceiling lights and TV point.

SHOWER ROOM

Fitted suite comprising large level access shower cubicle with grab rails and glass screen. WC and wash basin built into vanity unit with mirror above.

ALLOCATED PARKING

This apartment benefits from having it's own allocated parking space.

SERVICE CHARGE (BREAKDOWN)

- 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 £4185.35 (for financial year ending 30/06/2024). 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 House Manager.

LEASE INFORMATION

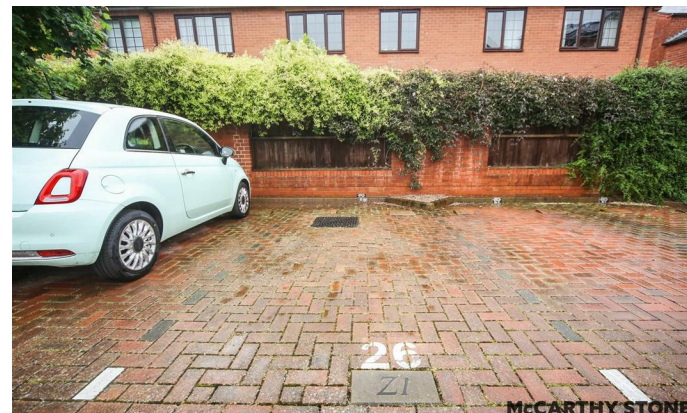
Ground rent: £495 per annum

Ground rent review: 1st Jan 2032

Lease Length: 999 years from 1st Jan 2017

ADDITIONAL INFORMATION & SERVICES

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



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