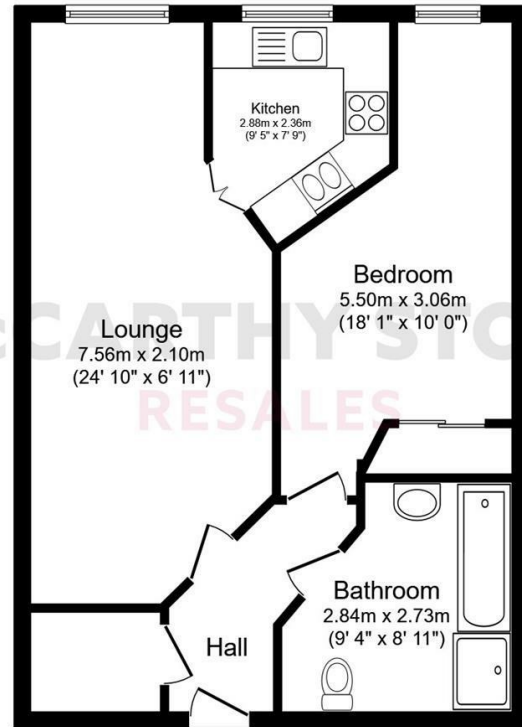


15 Talbot Court

Salop Street, Bridgnorth, WV16 5BR



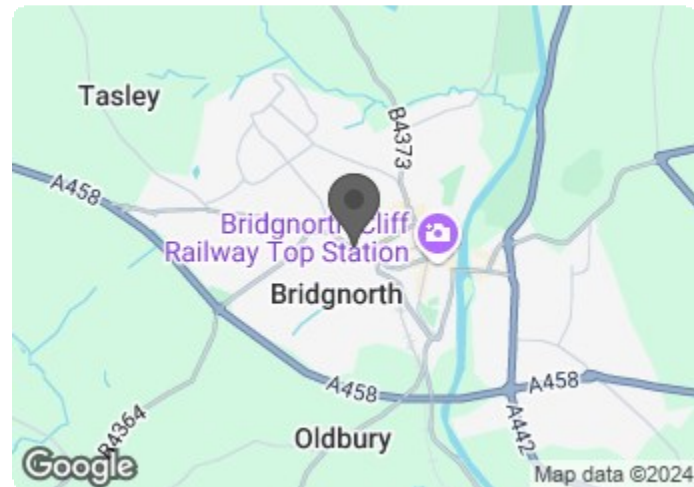
Total floor area 56.0 sq.m. (602 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £112,500 Leasehold

A beautifully presented apartment on the ground floor of this prestigious McCarthy Stone development. Pet friendly and energy efficient, designed specifically to assist in independent living. Part of our Retirement Living Plus range with one hours domestic help included in the service charge.

Call us on 0345 556 4104 to find out more.

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

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# Salop Street, Bridgnorth

## Summary

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.

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

## ENTRANCE HALL

Front door with spy hole leads to the where the 24-hour Tunstall emergency response system is situated. 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 UPVC double glazed window. TV and telephone points (Sky/Sky+ connectivity - subscription fees may apply). Two ceiling points. Raised electric power sockets. An oak effect door with glazed panels leads to the kitchen.

## KITCHEN

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Double glazed window. Built-in oven with space above for a microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer. Vinyl flooring

## Bedroom

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

## Shower Room

Wet room with suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Shaver point. Emergency pull cord. Slip resistant flooring.

## 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

# 1 bed | £112,500

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

Service charge: £9,597.02 per annum (for financial year ending 30/09/2025)

## Lease Information

Lease term 125 years from 1st June 2014

Ground rent : £435 per annum

Ground rent review: 1st June 2029

## Car Parking Permit Scheme-subject to availability

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

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

