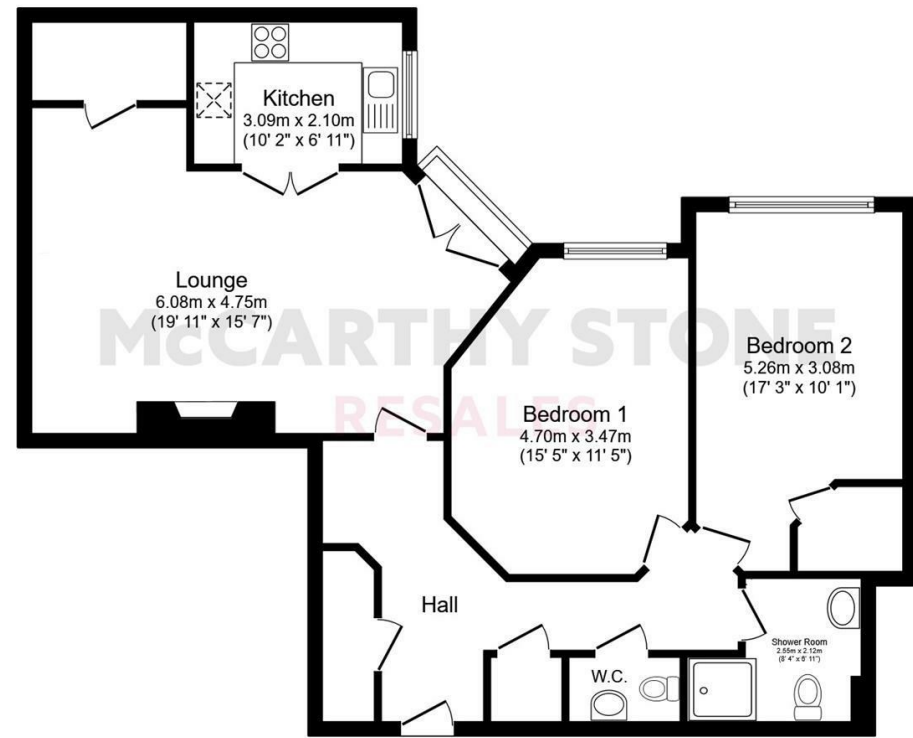


McCARTHY STONE RESALES

15 STIPERSTONES COURT ABBEY FOREGATE, SHREWSBURY, SY2 6AL



Total floor area 90.6 sq.m. (975 sq.ft.) approx

Printed Contact Details...

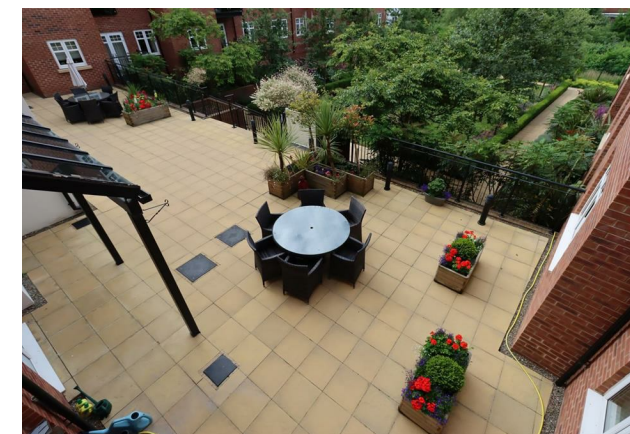
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		81	81
(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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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

Luxury TWO BEDROOM retirement apartment situated in a corner position in our prestigious STIPERSTONES COURT development for over 70's. The apartment is situated on the first floor, having lift and stairs to all floors. Offering lots of natural light.

The accommodation which is conveniently located close to the lift, briefly comprises of TWO DOUBLE BEDROOMS, SHOWER ROOM and GUEST WC spacious LOUNGE/DINER. CORNER POSITION with JULIETTE BALCONY.

Having the added benefit of UNDER FLOOR HEATING.

ASKING PRICE £340,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

STIPERSTONES COURT, ABBEY FOREGATE, SHREWSBURY

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 are two deep storage cupboards having fitted shelving and coat hooks.

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, shower room and guest wc.

LIVING ROOM

A generous living room offering lots of natural light with a Juliette balcony having an attractive outlook

Having ample space for a dining room table if required. A feature fireplace with inset electric fire makes a lovely focal point.

A useful storage room houses the hot water boiler and controls ideal for use as an airing cupboard.

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 space 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 and hanging rail. Ceiling lights, TV and phone point.

SHOWER ROOM (WET ROOM)

Shower 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.

GUEST WC

A guest WC is conveniently located off the hallway. Having a low level wc and wash hand basin.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments

2 BED | £340,000

- 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, 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 contact your Property Consultant or House Manager.

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

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.

SUMMARY

Stiperstones Court is an elegant collection of 29 one bedroom and 23 two bedroom luxury apartments set on a 1.8 acre site overlooking the Rea Brook. Just over half a mile east of Shrewsbury town centre, the beautiful Retirement Living PLUS (formally Assisted Living) development is ideally situated with everything you'll need on your doorstep. Designed exclusively with the over 70's in mind, our Retirement Living PLUS development will allow you to carry on living independently in a home you own, with the help of on-site flexible care packages and support plus the advantage of a table service restaurant. Socialise with your neighbours in the homeowners' lounge or the extensive split level landscaped gardens which can be accessed via a stair lift if required.

Shrewsbury town centre is located about half a mile from Stiperstones Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips.

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

LEASE INFORMATION

250 years lease commencing 1st Dec 2014

Ground rent: £510 per annum

Ground rent review: 1st Dec 2029

ADDITIONAL INFORMATION AND SERVICES

Gfast Fibre Broadband available

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

