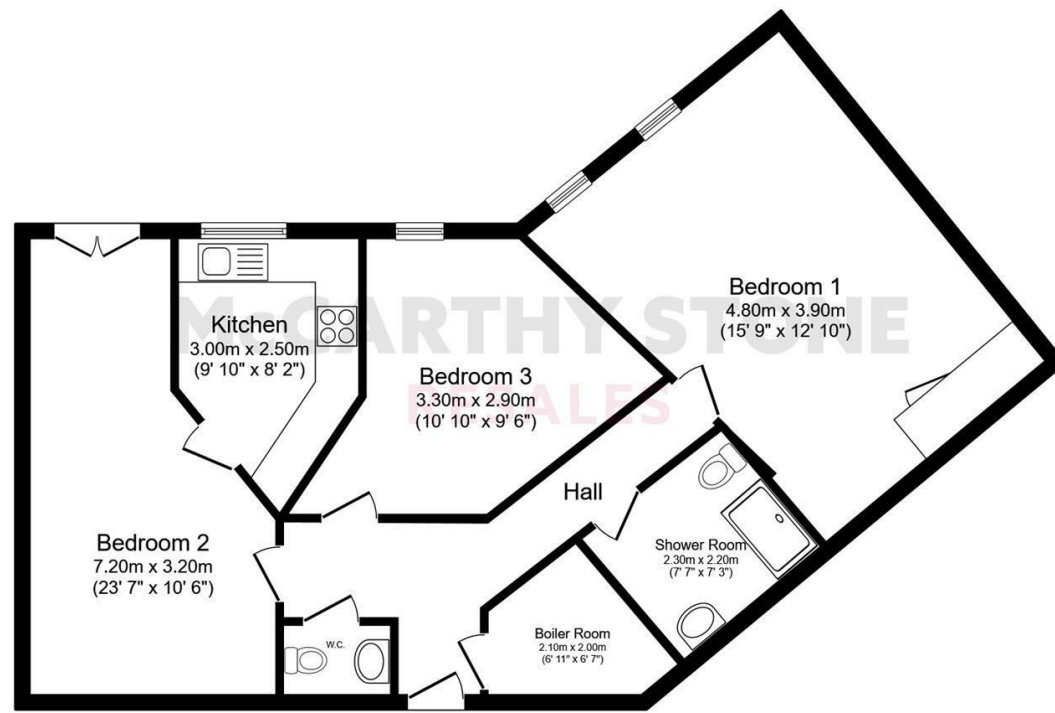


# McCARTHY STONE RESALES

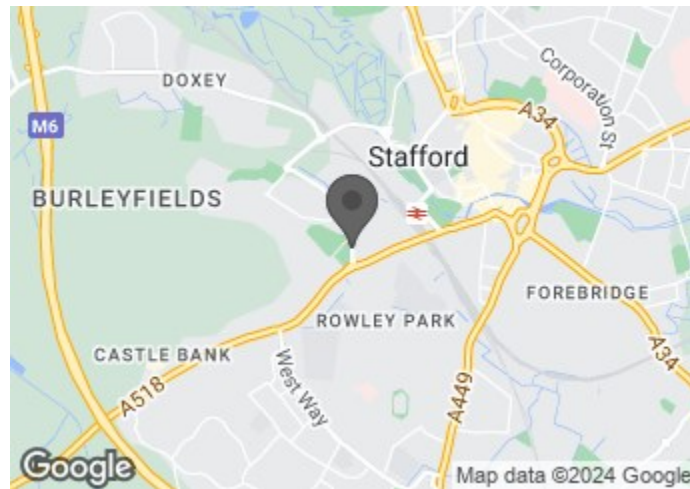
## 32 DEANS PARK COURT KINGSWAY, STAFFORD, ST16 1GD



Total floor area 82.8 m<sup>2</sup> (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### COUNCIL TAX BAND: D



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		



## McCARTHY STONE RESALES

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A Beautiful two bed apartment on the first floor of this prestigious development for people aged 70 and over. The apartment comes with it's own parking space.

**ASKING PRICE £270,000 LEASEHOLD**

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

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

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

## 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' 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.

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. Stafford is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a 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 just around 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.

## 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 good sized and welcoming entrance hall. There are doors off to a storage cupboard which houses the Hot water tank and the Ventaxia ventilation system and also providing lots of storage space. The door entry and emergency response system are also located in the hallway. Mains wired smoke detector. Wall mounted thermostat. Further doors lead to the living room, both bedrooms, guest WC and bathroom.

## LIVING ROOM

An oak effect glass paneled door leads from the hallway to spacious living room with ample space for a dining suite if required. Two ceiling lights, Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door leads into a separate kitchen. Juliette balcony.

## 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 and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor. Additional safety hand rails.

## 2 BED | £270,000

## MASTER BEDROOM

A beautiful double bedroom with two floor ceiling window providing lots of natural light. Further benefits include a walk-in wardrobe housing rails and shelving. Space for further free standing wardrobes if required. TV and telephone point. Emergency response pull cord.

## SHOWER ROOM

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

## GUEST WC

Separate cloaks with white suite comprising sink built in to a vanity unit and a WC. Part tiled walls and tiled floor

## BEDROOM TWO

A second generous double bedroom having TV and telephone point. Emergency response pull cord.

## 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 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.

Service charge: £11,020.11 per annum (for financial year ending 31/03/25)

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2019

Ground rent: £435 per annum

Ground rent review: 1st Jan 2034

## PARKING

The apartment benefits from its own parking space

## ADDITIONAL INFORMATION & SERVICES

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

