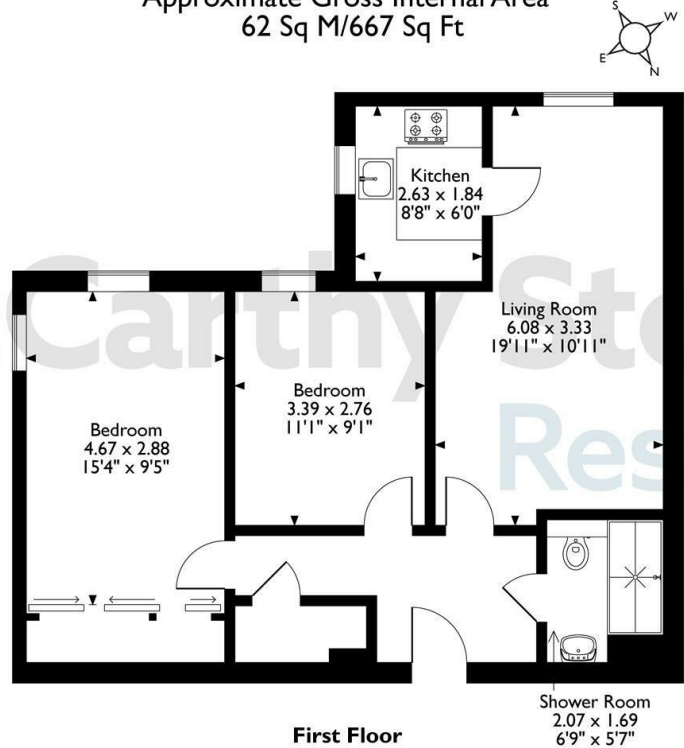
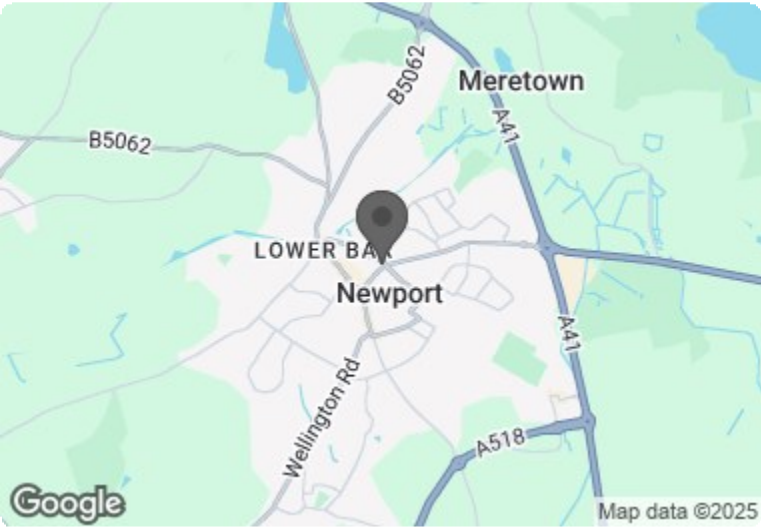


34 Butter Cross Court, Stafford Street, Newport  
Approximate Gross Internal Area  
62 Sq M/667 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 34 Butter Cross Court

Stafford Street, Newport, TF10 7UD

PRICE  
REDUCED



PRICE REDUCTION

## Offers in the region of £210,000 Leasehold

A delightful TWO BED RETIREMENT APARTMENT in our McCarthy Stone Retirement Living development for over 60's. Situated on the second floor and having the benefit of lifts to all floors.

The accommodation briefly comprises of two double bedrooms, a spacious living room with space for dining, modern fitted kitchen with integrated appliances and a fully tiled shower room.

Well located for amenities and transport links with viewing highly recommended to fully appreciated the accommodation on offer.

PLEASE NOTE - The property is sold as seen with no warranties given in relation to any service or appliances.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Butter Cross Court, Stafford Street,

# 2 Bed | £210,000

PRICE  
REDUCED

### Summary

Butter Cross Court has been designed and constructed for modern living. The apartments are equipped with Sky/Sky+ connection points in living rooms, and built in wardrobes in the master bedroom.

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 has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise 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).

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

The solid wood front door with spy hole and letter box opens into the spacious entrance hallway. Wall mounted emergency speech module. Ceiling light points. Power sockets. Doors to storage cupboard and airing cupboard. All other doors lead to the living room, both bedrooms, and the shower room.

### Living Room

A spacious living room having neutral decor with a feature wall. With two ceiling light points and a range of power sockets. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Door to separate kitchen.

### Kitchen

A modern fitted kitchen has a modern range of wall and base units. Roll edge work surfaces with tiled splash back. Integrated fridge and freezer. Built in oven. Four ringed ceramic hob with chrome extractor hood. Stainless steel sink unit. Power sockets. Tiled floor. Double glazed window.

### Bedroom One

This double master bedroom features a built in wardrobe with sliding mirrored doors. Dual aspect with two double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

### Bedroom Two

The second double bedroom can alternatively be used as a second reception room, office or hobby room. Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

### Bathroom

This fully tiled shower room comprises of a separate shower cubicle. Hand Basin. WC. Heated towel rail, and a wall heater. Wall mounted mirrored medicine cabinet. Emergency pull cord.

### 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 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.

Annual service charge: £4,384.07 for financial year ending 31/03/26.

### Car 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.

### Lease Information

125 years from the 1st June 2011  
Ground rent: £495 per annum  
Ground rent review: 1st June 2026

### Additional Information & Services

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

