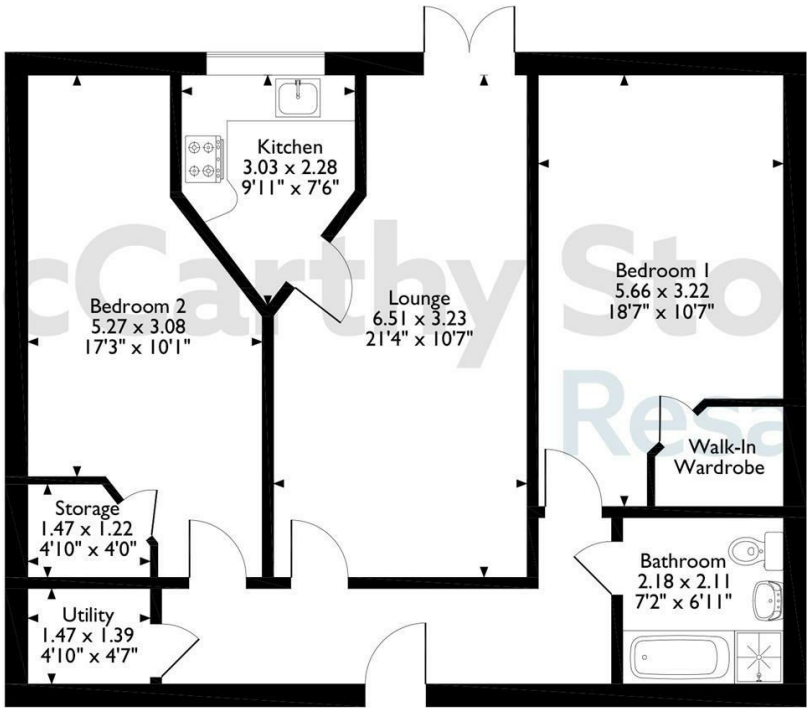


34 St. Clements Court, South Street, Atherstone, Warwickshire
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



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 St Clements Court

South Street, Atherstone, CV9 1GD



Offers in the region of £185,000 Leasehold

A BRIGHT AND SPACIOUS two bedroom retirement apartment with JULIETTE
BALCONY and pleasant views.

St Clements Court is an ideal place to spend your retirement with convenient access to
local shops, pharmacy, cafes and banks. **MUST BE VIEWED**

Call us on 0345 556 4104 to find out more.

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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.



St Clements Court, South Street, Atherstone

2 bed | £185,000

St Clements Court

St Clements Court is a McCarthy and Stone Retirement Living development, made up of 36 one and two bedroom apartments. Found in the quiet town of Atherstone, this development is an ideal place to spend your retirement with convenient access to local shops which include Tesco, Superdrug, Aldi and pharmacy - as well as independent coffee shops and banks. A local dental practice and doctor's surgery is also nearThe development offers a homeowners' lounge which is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their 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, onsite ground floor laundry room with ample washers and dryers, water rates, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 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

A front door with spy hole and letter box opens into the spacious entrance hall. From the entrance hall you have a door off to a good size storage cupboard. All other doors lead to the bathroom, both bedrooms, and living room. Emergency speech module and pull-cord. Smoke detector. The apartment is fitted with a Ventilation system throughout, and has its own Gledhill Boiler.

Living Room

The living room has a modern decor finished to a very high standard. There are large double glazed doors leading to Juliette balcony with a great aspect. TV Sky+ connection point. Telephone point. Power sockets. Central ceiling light fittings. An oak effect part glazed door leads into the separate kitchen.

Kitchen

Fitted kitchen with a range of wall and base units. Integrated fridge. Built in waist high oven. Four ring convection hob with chrome extractor hood over. A stainless steel sink unit with drainer and mixer tap. Tiled floor and splash back.

Bedroom One

This large and bright bedroom benefits from a large walk in wardrobe. Central ceiling light fitting. Double glazed window. TV and telephone point.

Bedroom Two

A second double bedroom offers a variety of uses. Central ceiling light fitting. Double glazed window. TV and telephone point.

Bathroom

Fully bathroom with vanity unit wash hand basin, WC and paneled bath with shower over. Heated towel rail. Emergency pull-cord. Fitted mirror and wall heater

Service Charge Information
SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system

- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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.

Service charge: £4,469.52 per annum (for financial year end 30/09/2025).

Lease Information

Lease Length: 125 years from 2015

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

Parking

We are advised by the House Manager that for an allocated parking space the cost is £250 per annum or for an unallocated space there is no cost for parking, subject to availability.

Additional Information & Services

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

