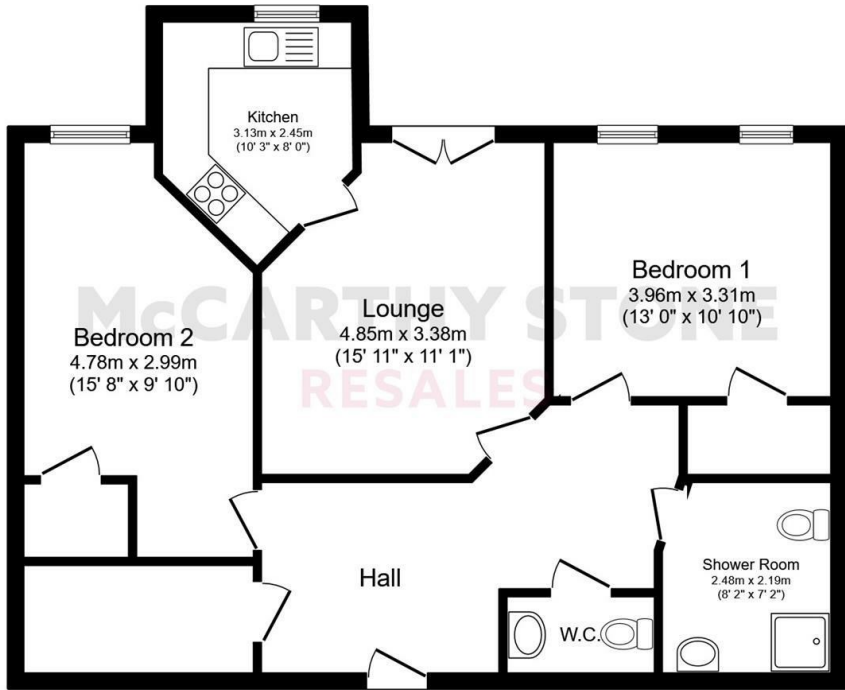


62 Deans Park Court

Kingsway, Stafford, ST16 1GD

PRICE  
REDUCED



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	82	82
(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	



PRICE REDUCTION

Asking price £270,000 Leasehold

Luxury TWO BEDROOM, TWO WC'S Retirement apartment with JULIETTE BALCONY in our PRESTIGIOUS DEANS PARK COURT development. This apartment provides lots of STORAGE FACILITY with WALK IN WARDROBES in both bedrooms. The property also includes its OWN PARKING PLACE. Forms part of our Retirement Living plus range of properties.

Call us on 0345 556 4104 to find out more.

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# Deans Park Court, Kingsway, Stafford,

# 2 Bed | £270,000

PRICE  
REDUCED

### 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.

The Estate 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.



### Entrance Hallway

Front door with spy hole leads to a very good size reception hall. There is a door off to a very large walk-in storage/airing cupboard which houses the Hot water tank and the Ventaxia ventilation system and provides lots of storage facility. The door entry and emergency response system are located in the hallway. Mains wired smoke detector. Wall mounted thermostat. Further doors lead to the living room, both bedrooms, cloakroom, and wet room.

### Living Room

An oak effect glass panelled door leads from the hallway to a spacious living room with french doors opening to a Juliette balcony. Two ceiling lights, Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door leads into a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed electrically operated 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 and integrated dishwasher. Central ceiling light fitting. Tiled floor.

### Bedroom 1

Large double bedroom with two windows providing lots of 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.

### Bedroom 2

Second double bedroom with walk in wardrobe providing lots of storage facility. TV and telephone point. Large double glazed window. Emergency response pull cord. This room currently used as a craft room/ study.

### Cloakroom

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

### Shower room

Purpose built wet room with slip resistant flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted



curtain and grab rails, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

### 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: £11,364.09per annum (for financial year ending 31/03/26).

### Lease Information

Lease Length: 999 years from 1st Jan 2019  
Ground Rent: £510 per annum  
Ground rent review date: Jan 2034

### Parking

This property comes with its own designated parking place.

### Additional Information & Services

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

