

30 Joules Court

Crown Street, Stone, Staffordshire, ST15 8EF



PRICE: £120,000

Lease: 125 years from 2007

Property Description:

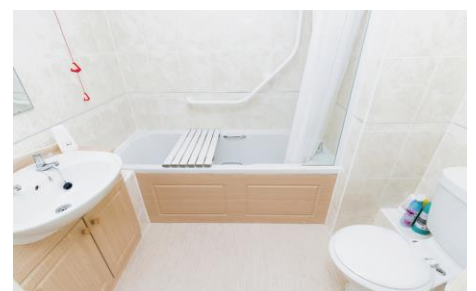
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Joules Court is in a small county town by the canal, close to all local amenities. Joules Brewery has been in stone since the 16th Century, a recently built heritage centre with small pub and brewery on site. Local theatre and restaurants along the canal.

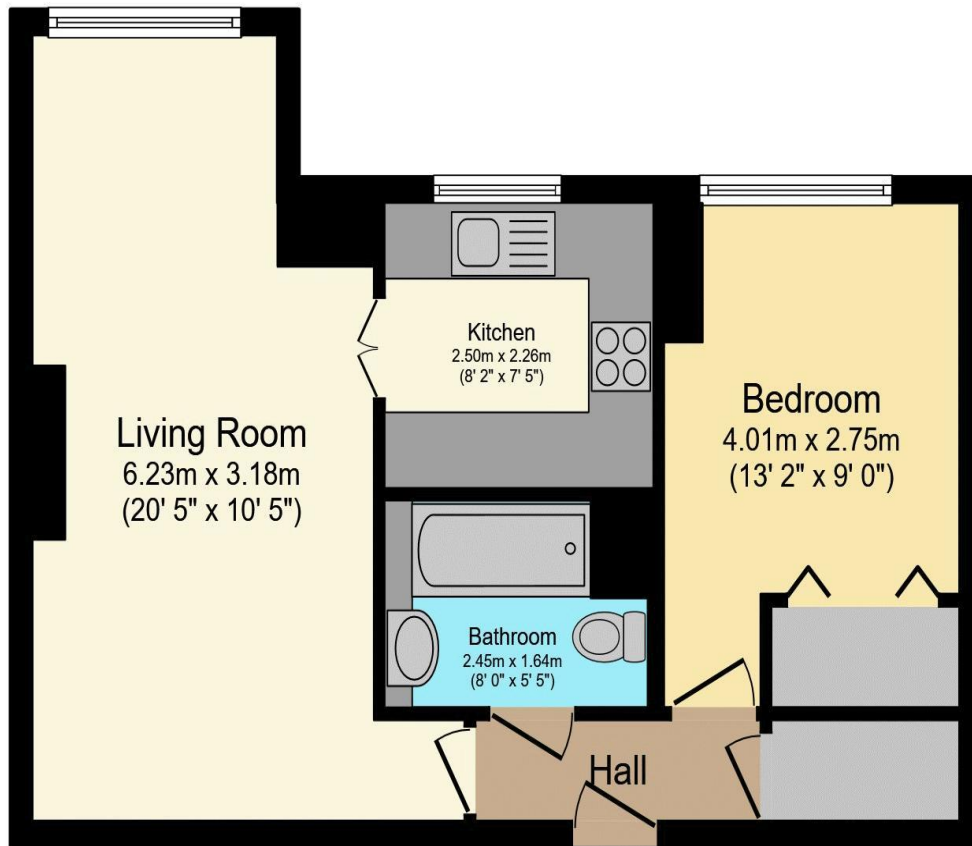
Constructed by McCarthy & Stone (Developments) Ltd and comprises 41 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents Lounge
Laundry Room
Guest Suite
Lift to all floors
Car Park

Emergency alarm system & Security Entry System
Development Manager
Minimum Age 55
Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 45.3 sq.m. (488 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).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/2/25

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2030

Annual Service Charge:

£2,991.94

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.