

44 Stephenson Court

601 Chatsworth Road, Chesterfield, Derbyshire, S40 3JW



PRICE: £150,000

Lease: 125 years from 2003

Property Description:

A ONE BEDROOM RETIREMENT SITUATED ON THE SECOND FLOOR

Stephenson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 floors each served by lift. The development is in an ideal location with many shops and amenities close by including Doctors, Chemist, Londis Store a Post Office and a Bakers. The local park is also a short walk away with several routes. The bus stop is very close by and takes you into town, passing Morrison's on route, there's also a bus that travels into Bakewell. Residents have weekly games night, exercise class, crossword afternoon, coffee mornings, afternoon tea, jigsaw puzzles etc.

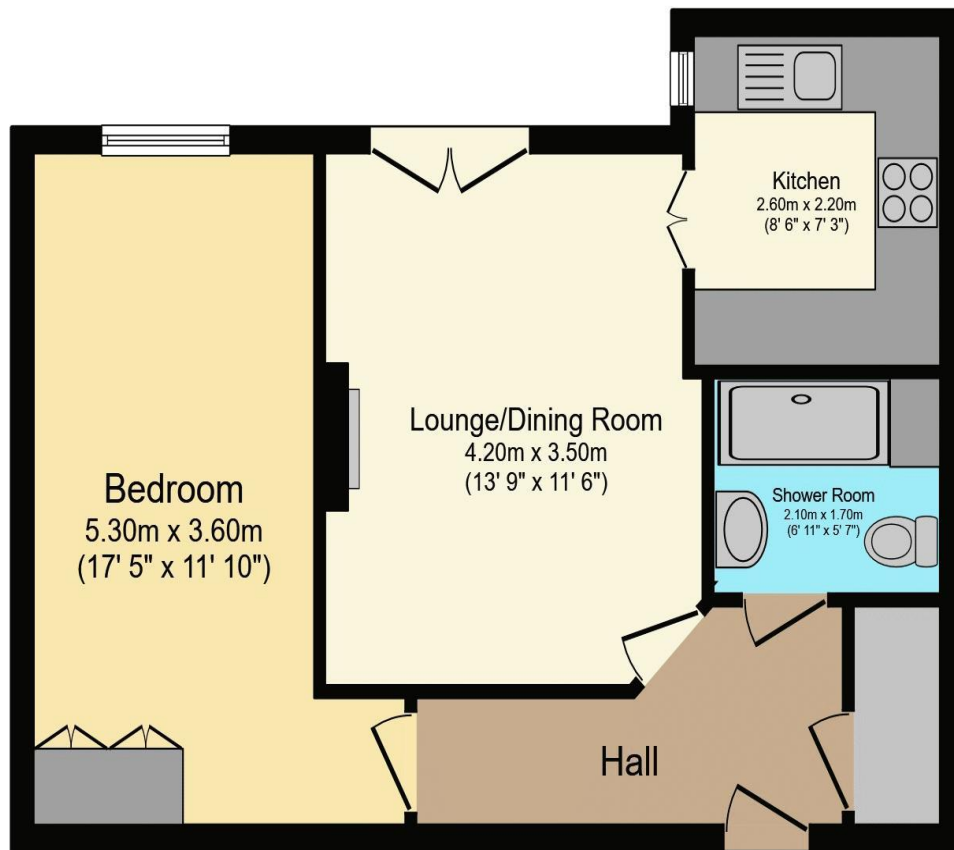
We have entertainment nights including various singers, fish & chip, pizza nights, games/quiz evenings etc. Deliveries on request such as milk, papers, Ringtons Tea Merchants, post is delivered to your door.

Residents' lounge
Communal Laundry
Guest Suite
Lift to floors G,1 and 2 Then stairs to the 3rd
Minimum Age 60

Development Manager
Video Door Entry System
24 hour emergency Appello call system
Lease: 125 years from 2003

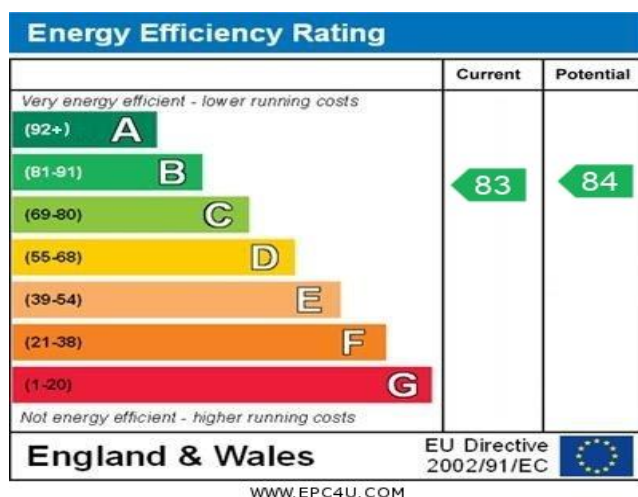


**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 46.6 sq.m. (502 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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For Financial Year Ending:

31/08/25

Annual Ground Rent:

£365.00

Ground Rent Period Review:

2026

Annual Service Charge:

£3,687.94

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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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.