



6 Talbot Court, Salop Street, Bridgnorth, Shropshire, WV16 5BR

BERRIMAN
EATON

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A rare to find TWO DOUBLE BEDROOM GROUND FLOOR apartment with direct access to the gardens. IMMEDIATE SALE REQUIRED - NO UPWARD CHAIN. Luxuriously appointed with a with a modern kitchen, living room, en-suite room and a guest WC in excellent condition within this 'Assisted Living' McCarthy & Stone development for over 70's. Communal dining room and two lounges with landscaped gardens located in the High Town and next door to a convenience store.

Much Wenlock - 8 miles, Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 14 miles, Stourbridge - 15 miles, Wolverhampton - 14 miles, Ludlow - 19 miles, Birmingham - 27 miles.
(All distances are approximate).

LOCATION

A well planned two bedroom, ground floor apartment in the luxury McCarthy & Stone development for 'Assisted Living'. This select development is situated in the heart of this historic market town of Bridgnorth giving good access to participate on foot the towns local amenities, parks and historical places of interest. The market town of Bridgnorth offers an excellent range of facilities including schooling, healthcare services and a community hospital along with a large selection of independent shops, pubs, cafes, restaurants, butchers and bakers. There are also many sports clubs and leisure facilities, theatre and an art deco cinema. Historic attractions include the vintage Severn Valley Steam Railway, River Severn walks and the funicular cliff railway.

OVERVIEW

Talbot Court is an Assisted Living development exclusively for the over 70s with its own restaurant. Accessed via a secure communal entrance, there is access to the residents lounge, restaurant, laundry facilities and the outside communal grounds with a southerly aspect.. Each apartment has underfloor heating and individual 24-hour emergency call system.

ACCOMMODATION

Entering into Apartment 6, there is a private entrance hall with a guest WC. The spacious living room is designed to blend the functionality of retirement living and the character of a traditional home having a feature fireplace with an electric fire. A door and window open out to the communal gardens. Double doors open into the modern fitted kitchen which has a range of built-in appliances to include a fridge/freezer, built-in oven and hob with extractor hood over. The master double bedroom is extremely spacious with built in mirrored wardrobes and a window to the rear aspect overlooking the gardens. A large en-suite wet room with non slip flooring offers a walk in shower, panelled bath, WC and wash hand basin with vanity cupboard below. There is a further large guest bedroom which also looks out to the gardens.

OUTSIDE

The complex offers surrounding communal gardens having been well landscaped to incorporate lawned gardens and patio seating areas with well stocked borders offering a variety of mature shrubs and trees which are regularly maintained for the residents use.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Verification should be obtained from your surveyor.

TENURE and SERVICE CHARGE (ASSISTED LIVING)

We are advised by our client that the property is LEASEHOLD - the lease is for 125 years from 2015. A service charge is payable for the Assisted Living benefits which include: one hour domestic help per week, heating costs, water rates, building insurance, a qualified warden and subsidised restaurant facilities which sets this apart from other retirement facilities. The charges are ground rent paid twice a year at £250 x2 and the services charge each month is currently (June 24) £1013.28
Verification should be obtained through your solicitor.

COUNCIL TAX

Shropshire Council.
Tax Band: C.
www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

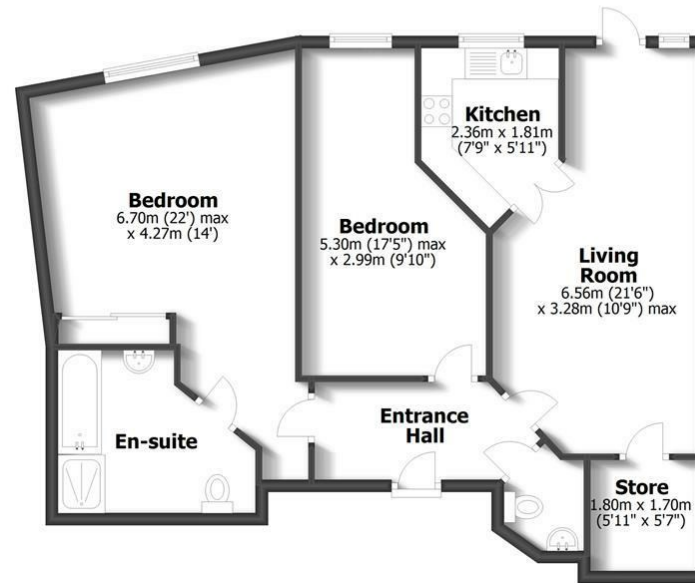
Offers Around
£185,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**6 TALBOT COURT
SALOP STREET, BRIDGNORTH**



Ground Floor

TOTAL: 77.1sq.m.830.4sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

