



**75% Shared  
Ownership £202,500**

 TENURE: Leasehold

 EPC RATING: N/A

 COUNCIL TAX BAND:

## Market Drayton

Joules Court Stafford Street  
Market Drayton Shropshire



**McCarthy & Stone are bringing to Market Drayton Joules Place, a superb development of 1 & 2 bedroom retirement apartments for the over 60's.**

Centrally located in the historic market town of Market Drayton which offers a range of local amenities and community activities and which is famously the home of the 'Gingerbread' and the local Joules brewery. The development offers high specification living split over three floors with lift access, communal lounge and garden. Internally the apartments consist of an entrance hallway, spacious walk in storage cupboard, good sized living/dining room with French doors and a glass Juliet balcony, contemporary fitted kitchen with built in appliances, two bedrooms, one with walk in wardrobe and a large and superb wet room.

- Over 60's Retirement Living
- Central Location
- Brand New Development
- 24 Hour Emergency Call System
- High Specification
- 75% Share With No Rental Fee

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



## General

Double glazing to all windows Selected apartments have sash windows Juliet Balcony or patio to all apartments Walk-in or fitted wardrobes to all master bedrooms Telephone & television point in living room and bedrooms NHBC 10 year warranty Sky/Sky+ connection point in living room

## Kitchen

Fitted kitchen with range of integrated appliances Stainless steel cooker hood and glass (pewter) splashbacks Anthracite sink Lever mixer taps

## Shower Room

Fitted shower room with tiled flooring White sanitary ware with high quality fittings Additional WC in selected two bedroom apartments Illuminated mirror with integrated shaver socket Heated towel rail

## Heating & Finishings

Electric panel radiators Neutral decor Oak veneered doors Chrome door furniture and fittings



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## Safety & Security

Door camera entry system which is linked to your TV 24-hour emergency call system with personal pendant alarm Intruder alarm smoke detector Illuminated light switches to hall, bedrooms, shower room and additional WC's

## Agents Note

This Apartment is being sold on a 75% shared ownership basis with no rent payable on the remaining 25%. Ground rent & service charges are payable. Please ask one of our Team, who will be able to provide you with further information.



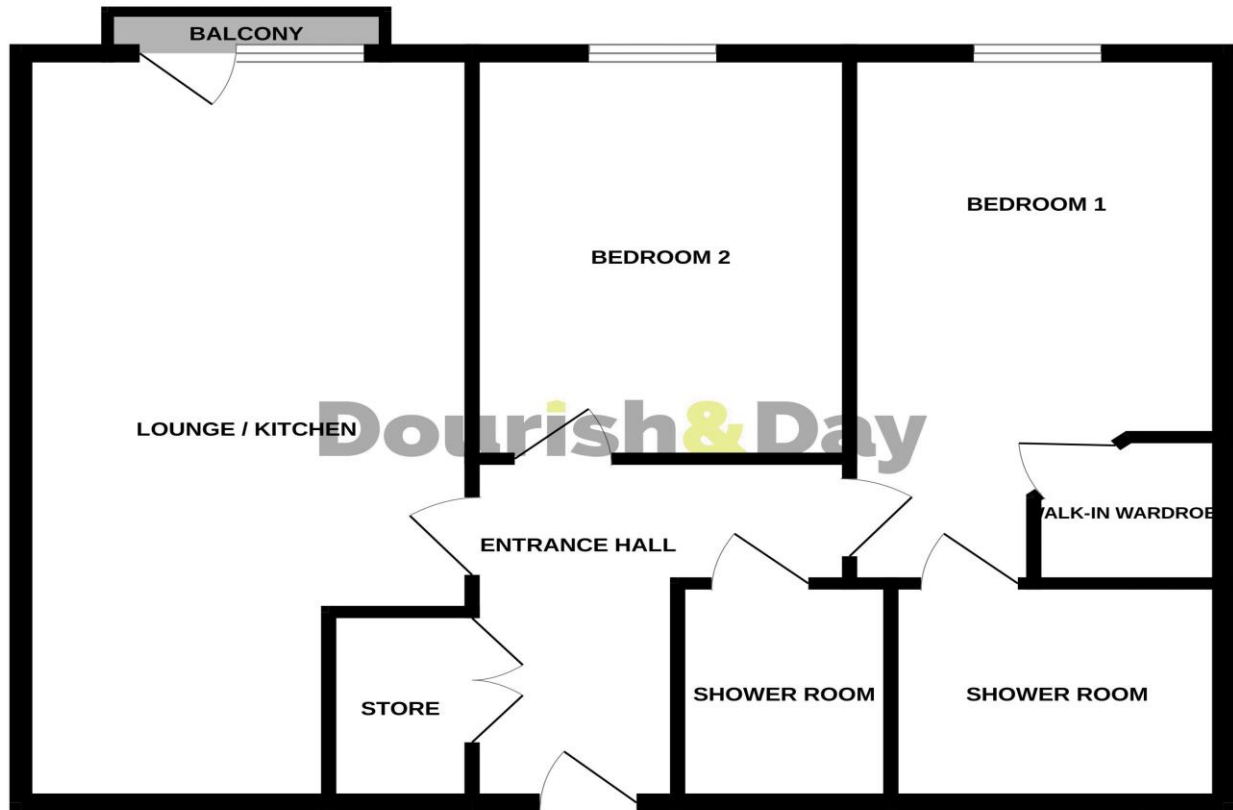
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## 2ND FLOOR



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | 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, Scotland & Wales                   |   |         |           |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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