



**75% Shared  
Ownership £135,000**

 TENURE: Leasehold

 EPC RATING: TBC

 COUNCIL TAX BAND: TBC

## 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, one bedrooms 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
- Historic Market Town

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



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](mailto:hellomarketdrayton@dourishandday.co.uk)



## 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.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



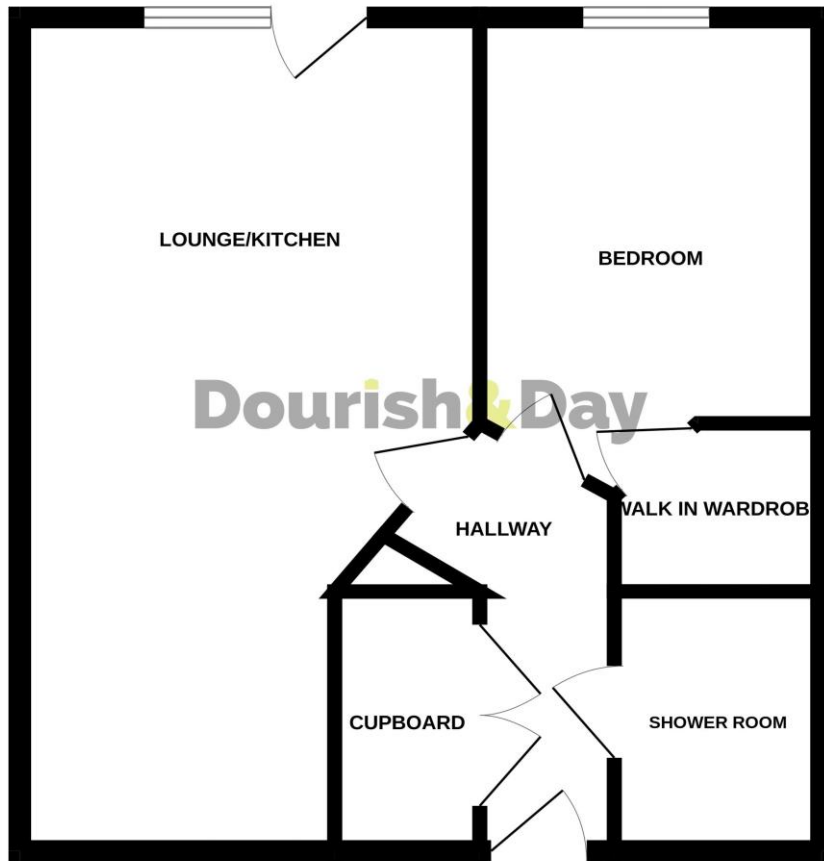
You can reach us **9am to 9pm**, 7 days a week

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

**01630 658888**

[hellomarketdrayton@dourishandday.co.uk](mailto:hellomarketdrayton@dourishandday.co.uk)

FIRST FLOOR



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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Energy label	

TBC



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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