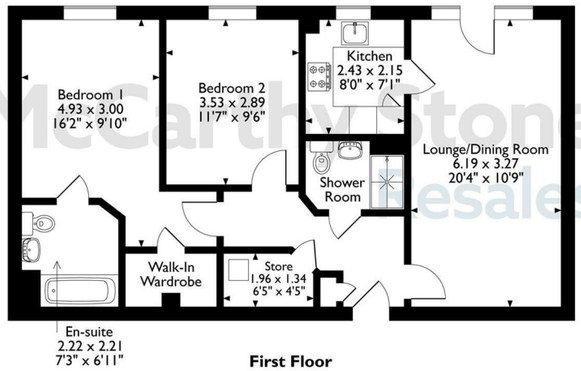
Excellent

Trustpilot

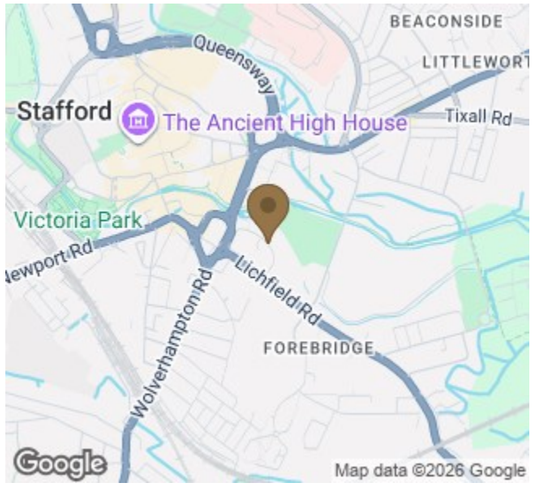
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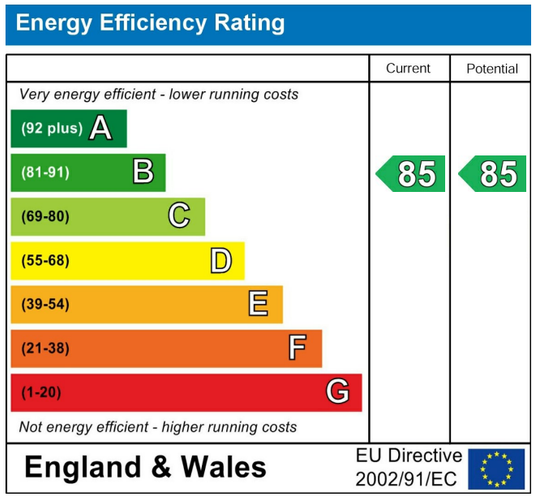
20 Humphrey Court, The Oval, Stafford, Staffordshire
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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The Property Ombudsman







20 Humphrey Court

The Oval, Stafford, ST17 4SD

2 | 2 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 20 Humphrey Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £265,000 Leasehold

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Why you'll love living here:

- A delightful first floor apartment
- Two Double Bedrooms
- Living room with Juliette Balcony
- Ensuite Bathroom and Separate Shower Room
- Allocated Parking
- House Manager on-site during office hours
- 24-Hour emergency call system
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- Lovely Landscaped Gardens + Laundry Room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Humphrey Court, Stafford

2 | 2 | Offers in the region of £265,000

Summary

Humphrey Court is located in the heart of Stafford. Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town.

There is a wide range of national and independent shops on the high street, combined with the Guildhall Shopping Centre also in the town centre. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out. Humphrey Court has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (in selected apartments).

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hallway

Front door with letter box and spy hole opens into a welcoming entrance hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms, shower room and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

Living Room

A generous rectangular shaped lounge with two ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Double glazed door leading out to a Juliette balcony with a pleasant outlook. A part glazed door opens to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand. Integrated Miele oven with space for a microwave above. Four ringed Siemens hob and complimentary Siemens extractor hood. Siemens fridge/freezer. Franke one and a half bowl, black composite sink and mixer tap. Large double glazed window. Tiled floor.

Bedroom One

A large master bedroom with a walk in wardrobe and door to an en-suite bathroom. Central ceiling light fitting. TV point. Telephone point. Full length double glazed window with half opener.

En-Suite

A modern fully tiled en-suite shower room comprising; a paneled bath with grab rails and shower over; Vanity unit with inset wash hand basin and mirror an shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.

Bedroom Two

A second spacious second double bedroom, with central ceiling light fitting. TV point. Power points. Floor to ceiling window with half opener.

Shower Room

Fully tiled shower room with double size shower unit and 8mm safety glass screen. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,920.27 for financial year ending 30/09/2027

Allocated Parking Space

The property comes with an allocated parking space.

Lease Information

Lease: 999 years from 1st June 2015
Ground rent: £495 per annum
Ground rent review: 1st June 2030

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













