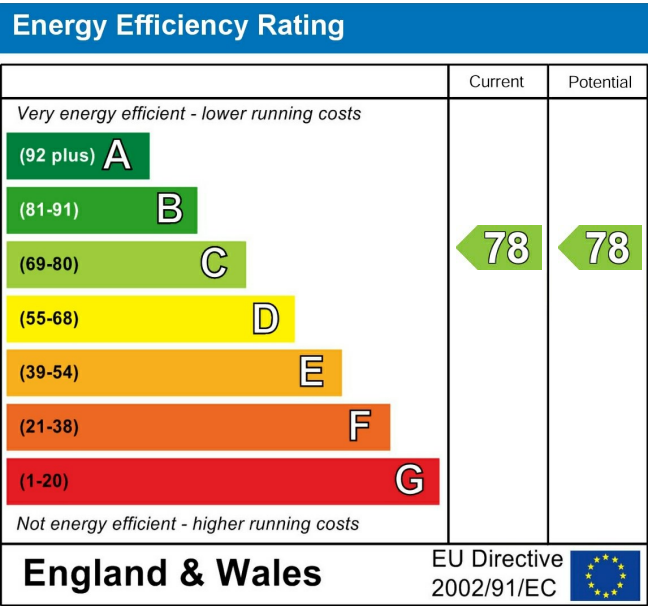
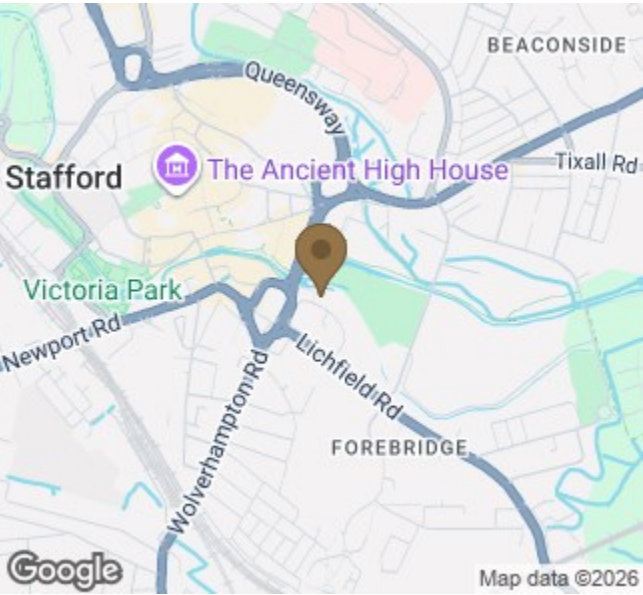
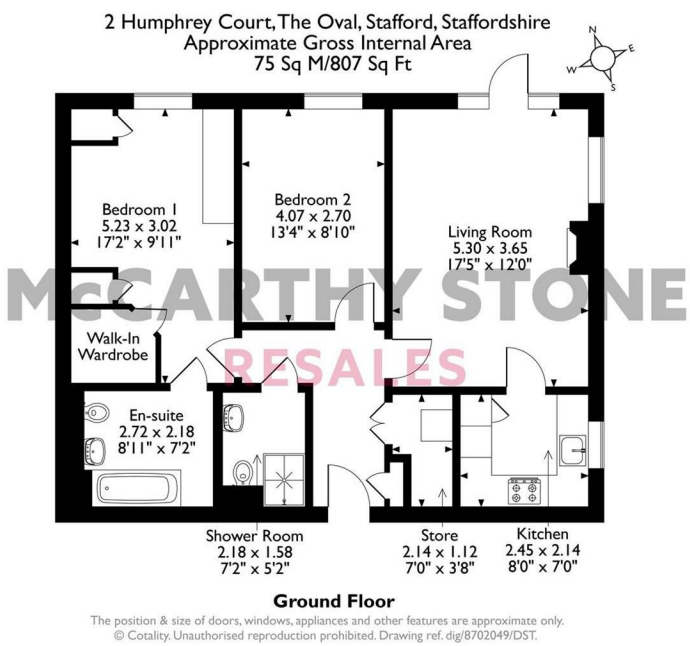




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2 Humphrey Court

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 2 Humphrey Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

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Why you'll love living here:

- McCarthy Stone Retirement Living for Over 60's
- Located on the Ground Floor
- Two Double Bedrooms
- Ensuite Bathroom and Additional Shower Room
- Lounge/Diner with access to a Patio Area
- Garden Facing
- Pet Friendly
- Allocated Parking Space
- Homeowners Lounge
- On site Staffing during Office Hours

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

2 Humphrey Court, Stafford

Humphrey Court
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 a new Riverside Shopping Centre, only a few minutes walk from Humphrey Court. 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. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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.

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.

Entrance Hallway
Front door with letter box and spy hole opens into a good size 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
An attractive oak-effect, part-glazed panel door opens into a generous and well-proportioned dual aspect lounge, providing a bright and comfortable space for both relaxing and entertaining. The room benefits from an attractive feature fireplace with an

electric fire, creating a warm and welcoming focal point within the room.
French doors provide direct access to the garden-facing walk-out patio, allowing plenty of natural light into the lounge and offering a pleasant outlook and easy access to the outside space. The patio provides an ideal area to sit and enjoy the surroundings.

The lounge is well equipped with a ceiling light fitting, TV point with Sky+ connectivity, telephone point and a good selection of power sockets for everyday convenience. A further attractive oak-effect, part-glazed panel door leads through to the separate kitchen, providing a seamless connection between the living and kitchen areas.

Kitchen
A modern fitted kitchen, featuring integrated fridge/freezer, easy access oven with space for a microwave above. A range of base and wall units with complimentary work surfaces incorporating an electric hob with splash back and extraction hood. A stainless steel sink unit with drainer is positioned below a double glazed window. Tiled flooring

Master Bedroom
A generous and well-proportioned principal bedroom, beautifully presented in a modern and neutral style, creating a calm and comfortable space to relax and unwind. The room benefits from a spacious walk-in wardrobe, providing excellent storage for clothing, shoes and personal belongings while helping to maintain a neat and uncluttered appearance. Having the added benefit of built in wardrobes, bedside drawers and additional drawer unit.

The bedroom is finished with complementary flooring, enhancing the contemporary feel of the room and providing a practical yet stylish finish. There is also a telephone connection point, adding to the convenience and practicality of the accommodation.

A door leads directly from the bedroom into the en-suite bathroom, providing added convenience. This is a particularly desirable feature, combining everyday practicality with an added touch of comfort and luxury.

En-Suite Bathroom
A modern fully tiled en-suite bathroom comprising of a panelled bath with shower over. Vanity unit with inset wash hand basin, mirror and shaver point above. WC with concealed cistern. Ceiling light and Emergency pull cord.

Bedroom Two
This is a spacious and well-proportioned second double bedroom, offering excellent flexibility and a variety of potential uses to suit individual needs. The room provides ample space for a range of bedroom furniture and would also make an ideal guest bedroom, hobby room or additional living space if required. Having a TV and telephone point.

 2 |  2 | Asking price £265,000

The room benefits from a large floor-to-ceiling window with an opening section, allowing an abundance of natural light into the room while providing ventilation and creating a bright and airy atmosphere. A central ceiling light fitting provides additional illumination, while the TV point and a good selection of power points ensure the room is both practical and well equipped for everyday use.

With its generous proportions, excellent natural light and versatile layout, this room provides a comfortable and adaptable addition to the property.

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

Parking
This apartment benefits from an allocated parking space.

- Service charge details**
- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,747.83 for financial year ending 30/09/2026.

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

- Additional Information & Services**
- Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

