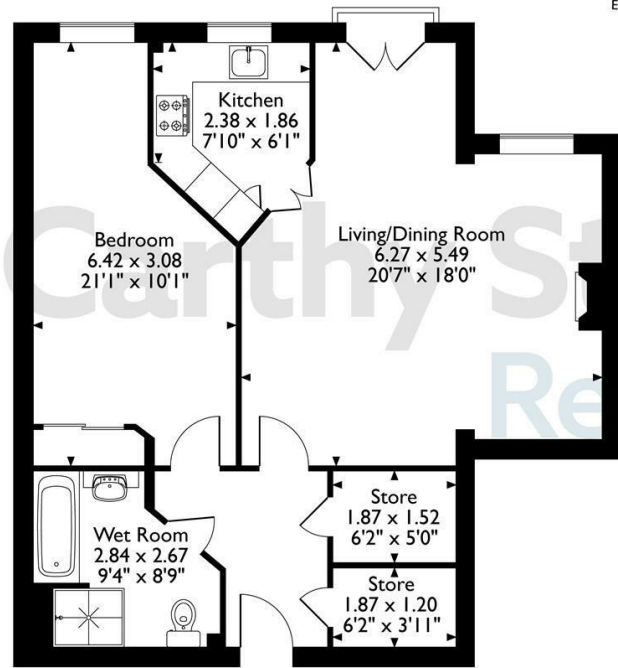
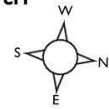


32 Talbot Court, Salop Street, Bridgnorth  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



## 32 Talbot Court

Salop Street, Bridgnorth, WV16 5BR



### Asking price £129,950 Leasehold

A wonderful, larger than average retirement apartment, exclusively designed for the over 70s, offering a perfect blend of comfort, convenience and independent living within a welcoming community setting.

This generous apartment features an inviting lounge, thoughtfully laid out to provide both relaxation and dining space. Having a Juliette balcony with views across the beautifully landscaped communal gardens. A modern fitted kitchen includes integrated appliances with a double bedroom having built in wardrobes. The family bathroom includes a bath suite and level access shower.

The property is designed with ease of living in mind, with well-proportioned accommodation throughout, creating a peaceful and secure environment tailored to retirement living.

**Call us on 0345 556 4104 to find out more.**

# Talbot Court, Salop Street, Bridgnorth, Shropshire, WV16 9BR

## Talbot Court

Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court sits within the High Town, less than half a mile from the High Street where you will find lots of high street and independent shops.

Talbot Court is one of our Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges).

For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.

Talbot Court has a homeowners' lounge which provides a superb venue for socialising 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). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

## 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

Solid wooden door with spy hole and letter box leads to the entrance hall. Situated here is the door entry system and emergency response intercom along with the wall mounted house alarm and smoke detector. From the hallway there are doors off to two walk-in storage cupboards, one houses the hot water tank and heating system. Further doors from the hallway lead to the bedroom, living room and bathroom.

## Living Room

A large square lounge benefiting from a feature fireplace with inset electric fire creating a great focal point for the room. A large window at one side of the room and a UPVC double glazed door with Juliette balcony overlooking the small side garden with a west facing aspect. TV and telephone points with Sky/Sky+ connectivity. Two ceiling points. Raised electric power sockets. Oak effect door with glazed panels leads onto a separate kitchen.

## Kitchen

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap sits beneath a double glazed window. Waist high

# 1 bed | £129,950

built-in oven with space above for a microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer.

## Bedroom

Spacious double bedroom featuring a built-in wardrobe with full-height mirrored sliding doors, providing ample storage while enhancing the sense of light and space. The room is fitted with modern ceiling lighting, along with dedicated TV and telephone points for convenience. Raised-height electrical power sockets are installed for ease of access, reducing the need to bend down. An emergency pull-cord system is also provided, offering added safety and peace of mind.

## Wet Room Style Bathroom

Wet room style bathroom with a suite comprising; low level bath, level access shower, WC, vanity unit with wash basin and mirror above. Shaver point. Emergency pull cord. Slip resistant flooring.

## Service Charge details

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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 Estate Manager.

Annual Service charge: £10,001.61 for the financial year ending 30/09/2026.

## Parking

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Ownership details

Lease term 125 years from 1st June 2014

Ground rent: £435 per annum

Ground rent review: 1st June 2029

## Additional Information & Services

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

