Excellent

Trustpilot

McCarthy & Stone
Resales.

56 Deans Park Court, Kingsway, Stafford, Staffordshire
Approximate Gross Internal Area
76 Sq M/818 Sq Ft

Second Floor

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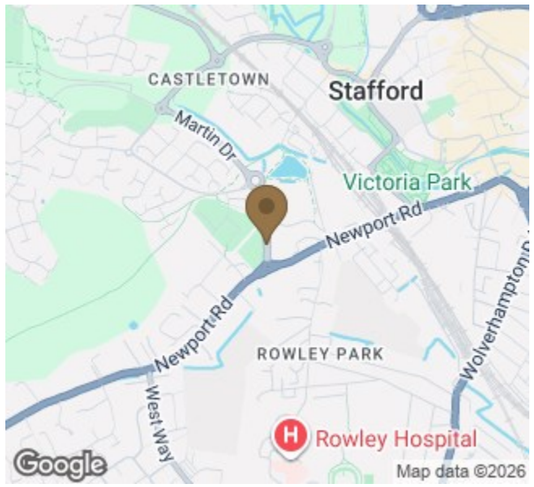

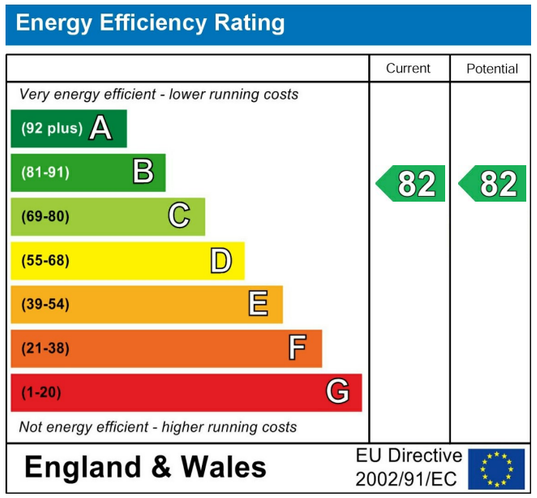

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman

56 Deans Park Court

Kingsway, Stafford, ST16 1GD

2 | 1 | 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 56 Deans Park Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £270,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully Presented Two Bedroom Apartment
- Lounge/Diner with Juliette Balcony
- Modern Fitted Kitchen with Appliances
- Wet Room Style Shower Room and Guest WC
- Landscaped Gardens
- Homeowners Lounge and Function Room
- Table Service Restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Lift to All Floors
- AVAILABLE FULLY FURNISHED BY SEPARATE NEGOTIATION

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

56 Deans Park Court, Stafford

2 | 1 | Offers over £270,000

Deans Park Court
Deans Park Court, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. The development consists of 31 one bedroom and 33 two bedroom apartments, all of which benefit from spacious living spaces with ample storage and a range of features to make daily living easier, including slip resistant bathroom flooring and raised sockets and ovens.

The Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system. The development has a homeowners' lounge which is 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 (Fees Apply and subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Located close to Stafford town centre, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Stafford is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M6 motorway just over a mile from the development site, and the local train station also just around half a mile away, meaning that you and those you love won't have any problem travelling to and from your new retirement apartment.

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 Hall
A front door with spy hole opens into a welcoming entrance hall. A door leads to a useful storage cupboard housing the hot water tank and Vent-Axia ventilation system, while also providing additional storage space. The hallway is equipped with a door entry and emergency response system, mains-wired smoke detector, and wall-mounted thermostat.

Further doors lead from the entrance hall to the living room, two bedrooms, shower room, and guest WC.

Living Room
An oak-effect glazed door from the entrance hall opens into a spacious living room, offering generous space for both comfortable lounge and dining furniture. The room is well appointed with two ceiling light fittings, telephone and TV points with Sky/Sky+ capability, together with multiple power sockets for everyday convenience. Having a useful storage cupboard.

A partially glazed door leads through to the separate fitted kitchen, while French doors open onto a charming Juliet balcony, allowing an abundance of natural light to flood the room and creating a bright and inviting living space.

Kitchen
The apartment benefits from a modern and stylish fitted kitchen, beautifully appointed with a comprehensive range of contemporary high-gloss wall and base units, providing excellent storage and generous workspace. A UPVC double-glazed window with convenient electric wall control for opening and closing is positioned above the sink, allowing plenty of natural light to enhance the bright and airy feel of the room.

The kitchen features a black composite/granite style sink and drainer and modern mixer tap, complemented by attractive work surfaces and matching splashbacks. Integrated appliances include an electric oven, ceramic four-ring hob with extractor hood above, all of which have not been used, together with an integrated fridge and freezer.

Further features include a central ceiling light fitting and tiled flooring, providing a practical and easy-to-maintain finish. With ample preparation space, contemporary styling and excellent storage, this well-appointed kitchen combines functionality with a smart and appealing finish.

Principal Bedroom
A generously proportioned double bedroom, enjoying an abundance of natural light through a floor-to-ceiling double-glazed window, creating a bright and welcoming atmosphere. The room benefits from a spacious walk-in wardrobe, fitted with hanging rails and shelving to provide excellent storage and organisation.

Further features include TV and telephone points, together with an emergency response pull cord, providing added convenience, security, and peace of mind.

Bedroom Two
A versatile second double bedroom featuring TV and telephone points, together with an emergency response pull cord for added peace of mind. Offering excellent flexibility, this room could be used as a comfortable guest bedroom, separate dining room, hobby room, or home office/study, depending on individual requirements.

Shower Room
A purpose-built wet room-style shower room, designed with practicality and accessibility in mind. The room features slip-resistant flooring, tiled walls, and a well-appointed suite comprising a dedicated showering area, WC, and vanity unit with inset wash basin and illuminated mirror above.

Further features include an emergency response pull cord for added peace of mind and a heated towel rail, providing both comfort and convenience.

Guest WC
Separate guest wc with white suite comprising sink built in to a vanity unit and a WC. Part tiled walls and tiled floor.

Service Charge Details
The Service Charge Covers:

• 1 Hours domestic assistance.
• Subsidised meals
• Free laundry use
• Cleaning of communal windows and all external apartment 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: £12,244.66 for the financial year ending 31/03/27.

Lease Information
Lease: 999 years from 1st Jan 2019
Ground rent: £510 per annum
Ground rent review date: 1st Jan 2034

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

Car Parking
The apartment does not have its own allocated parking space, however parking is available for visitors.