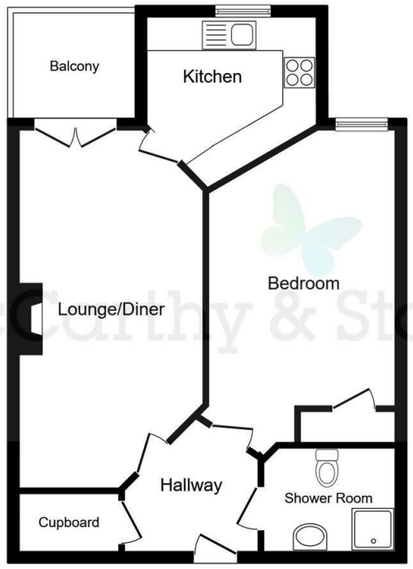
McCarthy Stone
Resales



Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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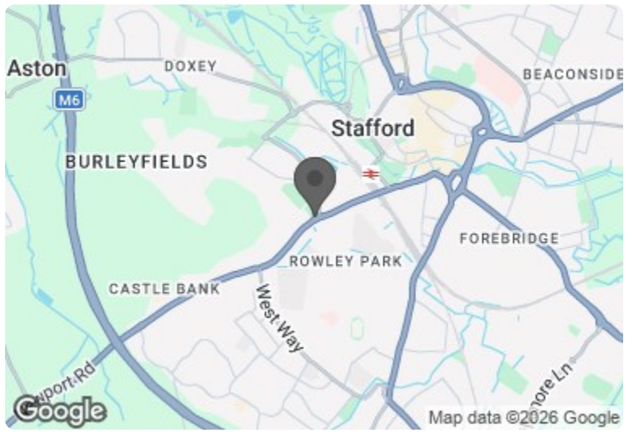
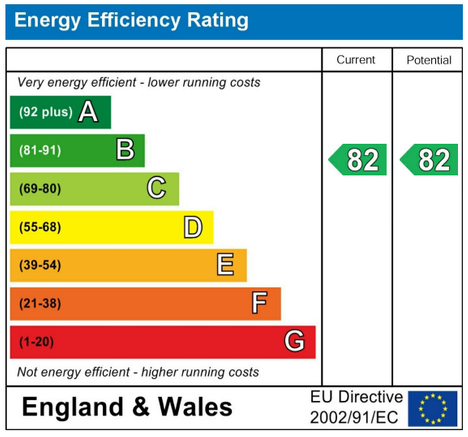
Council Tax Band: C





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

47 Deans Park Court

Kingsway, Stafford, ST16 1GD







PRICE REDUCTION

Offers in the region of £210,000 Leasehold

STUNNING one bedroom second floor retirement apartment with SHELTERED BALCONY and ALLOCATED PARKING SPACE ~Built & Managed by McCarthy Stone~

Viewing is highly recommended to fully appreciate the accommodation on offer. The seller may be willing to include certain items, subject to negotiation.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Deans Park Court, Kingsway, Stafford,

1 Bed | £210,000

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.

An Estate's 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 (usually for a fee of £25 per night - 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.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age 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 spy hole leads to the entrance hall. There are doors to the walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, bedroom, and wet room.

Living Room
Glass panelled door leading from hallway to a spacious living room with patio door to walk out balcony. Feature fireplace offers a lovely focal point. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door lead into a separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed electrically operated window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Bedroom
Large double bedroom with a walk-in wardrobe housing rails and shelving.Space for further free standing wardrobes if required. TV and telephone point. Large double glazed window. Emergency response pull cord.

Shower room
Purpose built wet room with slip resistant flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

Service Charge (breakdown)
• 1 Hours domestic assistance.
• 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: £9,142.56 for the financial year ending 31/03/2027.

Lease Information
Lease: 999 years from 31st Jan 2019
Ground Rent: £435 per annum
Ground rent review date: 31st Jan 2034

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









