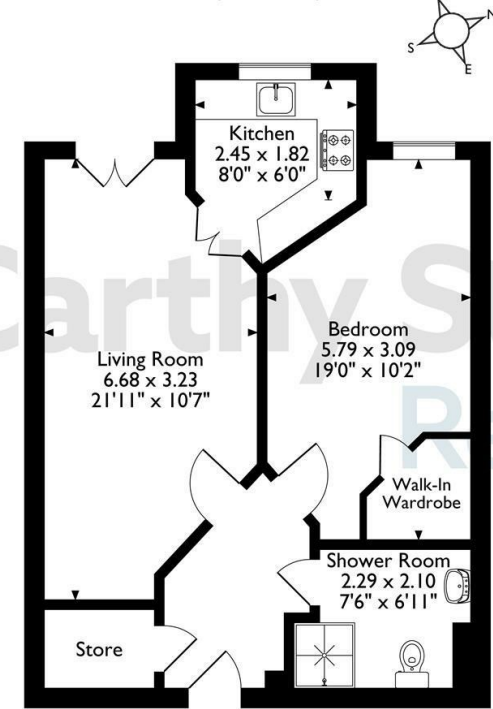


48 Stiperstones Court, Abbey Foregate, Shrewsbury
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Second Floor Flat

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £185,000 Leasehold

A BRIGHT SPACIOUS ONE BEDROOM SECOND FLOOR APARTMENT with JULIET BALCONY. STIPERSTONES COURT is a much sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 70'S.

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

The Development

Stiperstones Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. With an enviable location just over half a mile east of Shrewsbury town centre, Stiperstones Court is ideally situated with everything you'll need on your doorstep. Shrewsbury's status as a medieval county town means it is steeped in historical importance - with Abbey Foregate right at the heart of this. Abbey Foregate is one of the oldest roads and suburbs of the beautiful market town, which dates back to the fifth and sixth centuries.

McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) is facilitated to provide its homeowners' with extra care. 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 provided by a personal pendant with static call points in bathroom and main bedroom.

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 an additional fee 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.

Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing

cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Wall mounted thermostat. Doors lead to the living room, bedroom, and shower room.

Living/ Dining Room

This living room is complemented by double glazed French doors leading to a delightful Juliette balcony making the room bright and airy. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed double doors lead into a separate kitchen.

Kitchen

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

Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, curtains, TV and phone point. Double glazed window. Emergency response pull cord.

Shower Room

This modern shower room/wet room has slip resistant flooring, tiled walls and is fitted with a suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord. Heated towel rail.

Parking

Parking is by allocated space subject to availability. 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.

Lease Information

Lease 250 Years from the 1st Dec 2014

Ground Rent

Ground rent £435 per annum
Ground rent review: 1st Dec 2029

1 Bed | £185,000

Service charge

- 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 please contact your Property Consultant or Estate Manager.

The annual Service charge is £10,525.83 for the financial year ending 30/09/2026.

Moving Made Easy and Additional Information

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 check our webpage additional services or speak with our Property Consultant.

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

