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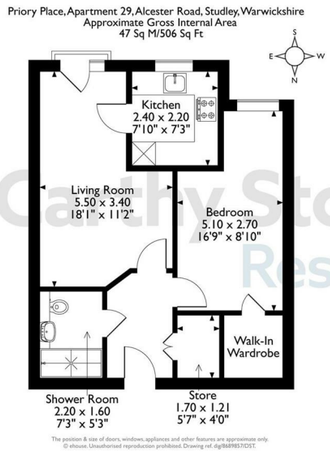
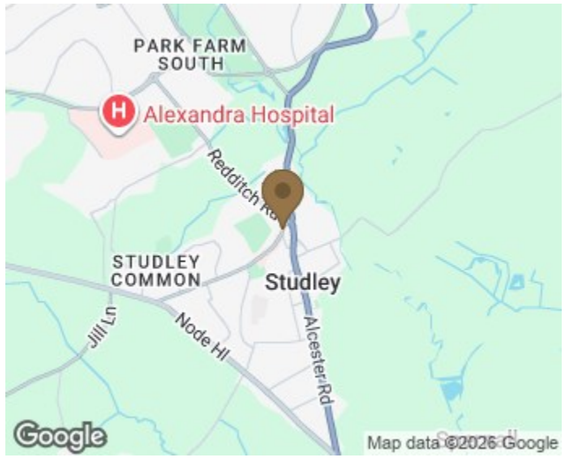
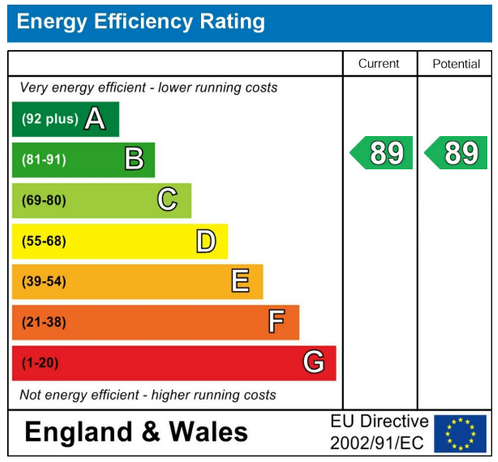
Homes England

McCarthy & Stone
Resales.







29 Priory Place

Alcester Road, Studley, B80 7AR

1 | 1 | Council Tax Band: C

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 29 Priory Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £168,750 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

Why you'll love living here:

- Well Presented One Bedroom Retirement Apartment
- Situated on the First Floor
- Retirement Living for Over 60;s
- One Double Bedoom
- Spacious Living Room
- Modern Fitted Kitchen with Integrated Appliances
- Shower Room
- Lovely Landscaped Courtyard/Gardens
- Home Owners Lounge

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. 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, 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.

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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

McCarthy & Stone Resales Limited
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

29 Priory Place, Studley

1 | 1 | Shared Ownership £168,750

Priory Place

Conveniently located in the heart of the picturesque village of Studley, close to all the amenities, the Studley Retirement Living development offers 45 beautiful contemporary one- or two-bedroom retirement apartments, exclusive to the over 60s. This retirement community will also benefit from 30 parking spaces, ideal if you want to make the most of exploring the gorgeous Warwickshire countryside.

The development consists of 26 one-bedroom and 19 two-bedroom apartments. All McCarthy & Stone apartments are intelligently designed to be a pleasure to live in: light and spacious they offer high spec, high quality fixtures and fittings throughout, giving a stylish, modern designer feel.

Easy independent living for the over 60s

All our retirement property for sale, rent and Shared Ownership in Studley is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the beautiful lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs. Parking is available and well-behaved pets are welcome too.

Entrance Hallway

Front door with spy hole leads to a good size entrance hall - the 24-hour emergency response system and door entry intercom system is situated in the hall along with smoke detector and illuminated light switches for ease of use. From the hallway there is a door to a walk-in utility cupboard which houses the hot water boiler and provides good storage space. Further doors lead to the living room, bedroom and shower room.

Living Room

Spacious lounge benefiting from a double glazed door with juliet balcony.. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Wood paneled door leads into a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level white gloss units and drawers with roll edge work surface. UPVC Stainless steel sink unit sits below double glazed window. Waist high level oven with space on top for microwave oven, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting.

Bedroom

Double bedroom with a double glazed window. Ceiling light, TV and phone point. Door off leading to walk-in wardrobe housing rails and shelving and offering plenty of storage.

Shower room

Fully tiled and fitted with suite comprising walk-in triple width shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted heater.

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.

Service charge cost of £3,210.73 per year, reviewed annually.

Lease details

Lease: 999 from 1st January 2021
Ground rent: £425 per annum
Ground rent review: 1st January 2036

Additional Information & Services

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

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 CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT