



**Estate Agents
Letting Agents
Surveyors & Valuers**

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37 Butter Cross Court Stafford Street, Newport, TF10 7UD

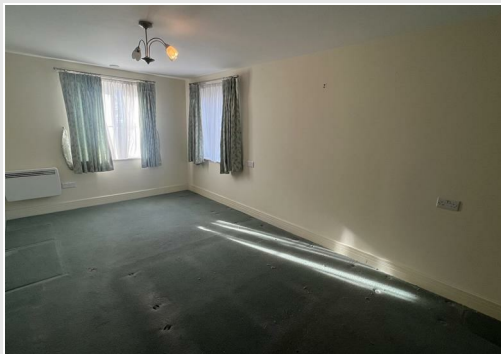
Offers In The Region Of £156,750

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37 Butter Cross Court Stafford Street, Newport, TF10 7UD

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Butter Cross Court is an over 60s independent living complex. The building is secure all the way through with each door requiring fob access and the front door having a camera. Communal spaces include a kitchen, living areas and gardens. There are parking permits available on a first come, first served basis at an additional cost and guest accommodation available at £25 a night. House manager on site 5 days a week and 24 hour emergency call system.

Newport is a thriving market town with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

Set out in further detail below;

Available with No Upward Chain

Stairs and lift from the ground floor rise to the first floor, follow the corridor until you get to number 37. Front door into...

Entrance Hall

Electric radiator and cupboard.

Living Room

19'3" max x 10'11" (5.87 max x 3.34)

A well proportioned room having a central fireplace with electric fire. Front aspect double glazed window and electric radiator. Door to...

Fully-fitted Kitchen

8'7" x 6'1" (2.64 x 1.86)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated oven, fridge and freezer. Separate ceramic hob with extractor fan above. Side aspect double glazed window.

Main Bedroom

17'1" x 9'6" (5.22 x 2.90)

A good sized double bedroom having dual aspect double glazed windows. Built-in wardrobe with mirror sliding doors and electric radiator.

Second Bedroom

12'9" x 7'3" (3.90 x 2.23)

Double bedroom with fitted wardrobes. Front aspect double glazed window and electric radiator.

Bathroom

Being fully-tiled with bath having a mains fed shower head above. Wash hand basin with cupboard below and low-level flush WC.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: C

EPC RATING: C (80)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold basis and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: Service charges £4,429.92 per annum for access to all communal areas, external maintenance, gardening, building insurance, window cleaning, security systems and water. A Ground Rent of £495 per annum is also payable, to be reviewed on the 1st June 2026.

RIGHTS AND RESTRICTIONS: Any prospective purchaser will be made aware of guidelines before purchasing.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the Newport High Street, take a right turning at the mini roundabout onto Stafford Road. The Butter Cross Court complex can be found on your right hand side.

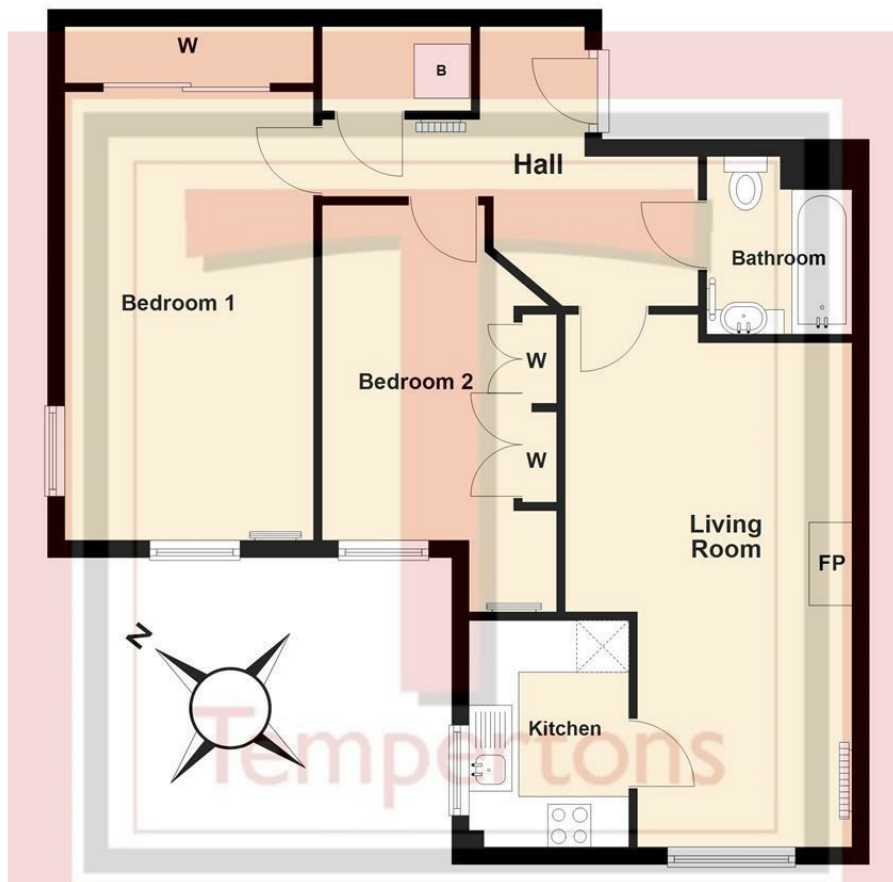




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

37 Butter Cross Court, Newport

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.